

# Staff Summary Report



Development Review Commission Date: 12/11/07

Agenda Item Number: \_\_\_\_\_

**SUBJECT:** Hold a public hearing for a Use Permit and Development Plan Review for FEDEX EXPANSION located at 1666 North McClintock Drive.

**DOCUMENT NAME:** DRCr\_FEDEXexpansion\_121107

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **FEDEX EXPANSION (PL070460)** consists of a +/- 50,656 s.f. one story addition to an existing +/- 95,215 s.f. one story ground distribution center on +/- 11.16 net acres in the GID, General Industrial District and the RSOD, Rio Salado Overlay District. The request includes the following:

**ZUP07180** – Use Permit to allow vehicle parking quantity in excess of 125 percent of required parking.

**DPR07235** – Development Plan Review including site plan, building elevations, and landscape plan.

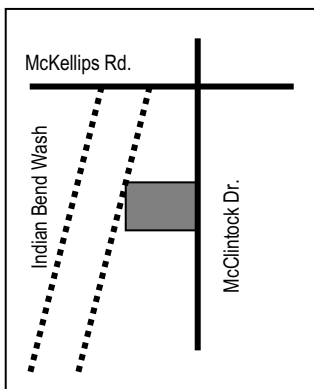
**PREPARED BY:** Kevin O'Melia, Senior Planner 480-350-8432

**REVIEWED BY:** Lisa Collins, Planning Director 480-350-8989

**RECOMMENDATION:** Staff – Approval, subject to conditions 1 - 23.

**Rio Salado Advisory Commission Project Review Committee – Approval (4-0 vote)**

## ADDITIONAL INFO:



Gross/Net site area	11.16 acres
Total Building area	145,871 s.f. (95,215 existing + 50,656 expansion)
Lot Coverage	30 % (100% maximum allowed)
Building Height	32.33 ft (35 ft maximum allowed)
Building setbacks	+/-265' front, 70' south side, 75' rear (25', 0', 0' min)
Landscaped area	16 % (10% minimum required)
Vehicle Parking	241 spaces (69 minimum required)
Bicycle Parking	22 spaces (18 minimum required)
Zoning	Industrial & Rio Salado Overlay Districts
GP2030 Land Use	Commercial-East & Civic-West (work)
GP2030 Density	Medium to High, up to 25 d.u. / acre

The existing Federal Express ground distribution facility on North McClintock Drive is requesting an expansion. The request includes Development Plan Review of the addition and outlying site modifications, particularly the expansion of the surface parking lot between the building and McClintock Drive. The request also includes a Use Permit to allow parking quantity in excess of 125 percent of the required minimum amount of parking.

Neighborhood notification of the request has been made by newspaper advertisement, by site posting and by postcard notification. A neighborhood meeting is not required for this request.

**PAGES:**

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- 2-3. Comments / Reasons for Approval
- 4-6. Conditions of Approval
- 7-8. Code / Ordinance Requirements
9. History & Facts / Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Project Data / Site Key Notes / General Notes, sheet DR1
5. Site Plan, sheet DR-1
6. Elevat'n Key Notes / General Notes / Finish Schedule, sheets DR3.0 & 3.1
7. East & West Elevations, sheets DR3.0 & 3.1
8. North Elevation (two halves), sheet DR3.0
9. South Elevation (two halves), sheet DR3.1
10. Section Key Notes & Height Calculations, sheet DR5.0
11. Section, sheet DR5.0
12. Landscape Legend & Planting Details, sheet L-2
13. Landscape Plan, sheets L-1 & L-2
14. Site Context Map showing locations where photos were taken, sheet DR4
- 15-52. Site Context Photos

**COMMENTS:**

The site is located south of McKellips Road between McClintock Drive and the Indian Bend Wash in an industrial area in the northeastern corner of Tempe. Neighboring site uses include the Okland Construction offices, Oceanside Ice Arena and Big Surf. The Salt River Indian Community is immediately to the east of McClintock across from the site.

The site is in the General Industrial and Rio Salado Overlay Districts. The site projected land use is split into east and west. The east half, facing McClintock, is Commercial. The half next to the Indian Bend Wash is Civic. Both uses are indicated by the General Plan as "work". The projected residential density for the site is medium to high, up to 25 dwelling units per acre. The projected land use of the area immediately south of the site to Weber Drive is mixed use. The projected land use of the Indian Bend Wash is public open space.

Existing entitlements for this property that remain in effect are a variance to waive landscape islands at truck parking within the site enclosure wall. The Design Review Board approved the existing building, site and landscape design in 2003. The expansion of the facility is an echo of the 2003 approval; the same materials and building profile of this characteristically industrial metal building will be extended in the addition.

The existing site use is a ground distribution facility. A 6,500 s.f. office and a warehouse are contained in the facility. The addition will expand the warehouse area. The quantity of parking for the use, which includes a large employee base as well as separate parking for delivery trucks, necessitates a use permit request to allow parking quantity greater than 125 percent of the minimum required. The additional paving area is offset by a minimum 12 percent landscape to parking paving ratio.

The proposed design requires a Development Plan Review of the extension of the pre-fabricated metal building and the landscape and site changes. The west building elevation will be pushed closer to the Indian Bend Wash. Staff has conditioned the completion of a tree row beyond the west perimeter wall and the security enclosure of the retention basin at the western edge of the property. The addition of trees to form a continuous tree row improves the ratio of landscape to parking paved area and also screens the industrial use from the public open space of the wash. The retention basin is enclosed, following recommendation of the Rio Salado Project Review Committee, as a security measure to limit urban camping on site.

**Use Permit**

Included is a request to allow vehicle surface parking quantity in excess of 125 percent of the minimum required parking, following the provision of ZDC Section 4-603 (C). In accordance with the Use Permit Criteria set forth in ZDC Section 6-308 E, staff concludes that the vehicle parking increase in excess of 125 percent of required "...will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general...."

- The parking increase supports a large employee base but will not significantly increase vehicular traffic or impede nearby intersections on McClintock Drive.
- The parking increase will not significantly effect the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions for this industrial area. Following the requirement of ZDC Section 4-704 (A), the landscape area is expanded to twelve percent of the entire parking area (11,236 s.f. / 92,593 s.f.) to help shade the area of paving required by the large amount of parking spaces. The increased landscape is further enhanced by two conditions of approval: tree buffers are provided adjacent to truck parking spaces north and west of the building and four existing tree positions are preserved in the employee parking areas facing McClintock. The twelve percent landscape area plus the additional trees of these conditions will help offset the heat island effect of the large surface paved area and at the same time will help to buffer this industrial use from adjacent public open space and public right of way.
- The parking increase and the accompanying increase in landscape will not contribute to deterioration of the neighborhood or to the downgrading of property values and is not in conflict with redevelopment goals as set forth in the General Plan 2030.

- The Federal Express Ground Distribution Center is compatible with surrounding industrial uses and structures.
- The increased parking area does contribute to disruptive behavior on the Federal Express property or on adjacent properties. The presence of a guard house that overlooks the open parking area provides a high level of security for the parking area outside of this enclosed facility.

### **Development Plan**

The addition is a one-story extension of the existing building. The pre-fabricated steel frame, siding, roofing, mechanical well roof screen elements and two-tone white-gray color scheme of the existing facility are replicated on the addition. An existing 10'-0" high security enclosure wall that surrounds the building, truck docks and truck parking is laid out to encompass the enlarged building. Landscape in the additional parking areas is enhanced to offset the area of paving required by the large amount of parking spaces. Tree buffers are also provided by condition of approval adjacent to truck parking spaces north and west of the building. The retention basin to the west of the enclosed yard, adjacent to the Indian Bend Wash, is enclosed by condition of approval to prevent trespass in this area and thereby increase public safety in the Indian Bend Wash.

### **Rio Salado Overlay District**

On November 26, 2007 Development Services staff presented the proposed addition to four members of the Project Review Committee of the Rio Salado Advisory Commission. The Commissioners agreed the expanded use is appropriate and meets goals of the Rio Salado Overlay District. The Commissioners were particularly interested in the relation of the facility to the Indian Bend Wash. The Commissioners agree with staff to screen the facility from the public open space with a tree screen. The Commissioners are very concerned about the presence of urban camping along the edges of this public open space and recommend security measures including lighting and access control to limit trespass along these isolated areas.

### **Conclusion**

The proposal enhances the industrial base of the city while maintaining the established industrial aesthetic of the facility.

### **REASONS FOR APPROVAL:**

1. The request for parking quantity in excess of 125 percent of minimum required parking is not detrimental to the surroundings or to the public due to the increased landscape area associated with the parking areas.
2. The project will meet the development standards required under the Zoning and Development Code.

## **CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL, WHICH MAY BE MODIFIED, DELETED OR ADDED TO, SUBJECT TO THE DECISION-MAKING BODY.

### **General**

1. Obtain building permit from the Development Services Building Safety Division by December 11, 2008 or the Development Plan and Use Permit approvals expire.

### **ZUP07180 CONDITIONS**

2. Provide an evergreen tree buffer with specimens of minimum 24" box installation size at 20'-0" on center spacing in the following locations:
  - a. Inside the enclosure wall near the north property line on the northern slope of the retention basin that is north of the truck parking row. Extend the tree row along the length of the truck parking row.
  - b. Outside of the enclosure wall in the retention area west of the new truck parking row. Supplement Dalbergia Sissoo already proposed in this area is acceptable. Extend the tree row along the entire west property line.
  - c. Tree buffers do not need to be in a line but may undulate to avoid physical features and provide security light clearances.
3. Preserve four existing trees that are indicated on sheet L-2 to be removed. Provide parking landscape islands of at least 120 s.f. area for each of these trees. If site grading prevents the maintenance of these trees in place due to the disparity between finish and natural grade, replace these trees with like specimens of minimum 24" box installation in the locations indicated:
  - a. Two trees indicated in the proposed southernmost parking row at the southeast corner of the site. The proposed landscape island in between these two trees may be removed.
  - b. One tree indicated in the proposed western parking row. This tree is due east of the southeast corner of the existing building.
  - c. One tree indicated due north of the crossing walkway that extends from the existing entrance gate guard house to the proposed north parking area. A landscape island is required by ZDC Section 4-704 at the northern terminus of this crossing. Enlarge this island to include the existing tree.
4. Any expansion of the parking quantity beyond that indicated on sheet DR1, dated November 15, 2007 will require an additional use permit.

### **DPR07235 CONDITIONS**

#### **Site Plan**

5. Provide 8'-0" high steel vertical picket fence around south, west and north perimeter of west retention basin. Secure southeast and northeast fence corners to the corners of the existing 10'-0" high west enclosure wall so there are no gaps through which unauthorized persons may enter this basin.
6. Provide minimum 8'-0" high steel vertical picket gate through existing 10'-0" high west enclosure wall for vehicle maintenance access to west retention basin. Alternately, provide vehicle access gate through 8'-0" high steel vertical picket fence subject to completion and recordation of cross access agreement with one of the neighboring properties.
7. Provide gates and fence panels of steel vertical picket construction, minimum 8'-0" high. Allow no more than 0'-4", measured horizontally, between pickets. Limit horizontal rails to near top and bottom so there is not an intermediate hand or foot hold. Allow picket tops to extend beyond top rail and turn picket tops out to inhibit climb over. Pilasters may be steel or masonry. If masonry is used, match material and finish of existing enclosure wall.
8. Enclose backflow prevention assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide

screen wall per Standard Detail T-214. Finish the screen wall to match the existing enclosure wall.

9. Do not install razor wire, barbed wire, chain link fence or similar access control except as a temporary construction barricade that is removed prior to Certificate of Occupancy.

### **Floor Plan**

10. Provide visual surveillance by means of glazing assemblies in service and exit doors that are part of the addition. Provide 3" wide high strength plastic or laminated glass security vision panel, located between 43" and 66" from the bottom edge of the door. It is not necessary to modify the 6" square vision panels in doors in the existing building.
11. Public Restroom Security:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by key or remote control mechanism
  - b. Single user restroom door hardware: Provide a key bypass on the exterior side

### **Building Elevations**

12. Match exhibited colors and materials for the pre-finished metal panels (MBCI 'Ash Gray' and 'Polar White') for the addition to those of the existing building (Galvalume 'Fox Gray' and 'Polar White'). If the manufacturer differ as is indicated, demonstrate the finishes match to Planning staff during the building plan check process.
13. Exposed domed smoke roof hatches for the addition are acceptable provided the product, detailing and spacing of the hatches on the roof matches the hatches on the existing building.
14. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
15. Locate electrical service entrance section additions inside the building. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc) into the design of the building elevations. Do not expose conduit, piping or ductwork on the surface of the building.
16. Surface runoff roof drainage indicated is acceptable. If gutter and downspout system is adopted, arrange these components to enhance the design of the elevations, subject to approval of Development Services Planning staff.

### **Lighting**

17. Conform to the illumination requirements of ZDC Sec. 4-801 through 4-805 and follow the guidelines listed under ZDC Appendix E "Photometric Plan", with the following addition. Relocate proposed security lights along the west and north perimeter to accommodate evergreen tree buffers described in the Use Permit condition.

### **Landscape**

18. Indicate existing landscape to remain and identify by species. Make provision in the landscape documents to protect and maintain the existing, remaining landscape during construction. Prune existing trees, treat for insects and disease, and guy for upright growth as required. Where an existing tree indicated to remain dies or shows probability of dying, replace with a specimen of minimum 24" box size at installation. Provide replacement plants of minimum 5 gallon size at installation. Replacement trees and plants may match existing in species or may be an approved alternate.
19. Provide three Dalbergia Sissoo in the large landscape island north of the main entrance drive and immediately east of the bicycle parking.

20. Provide plant array in front of parking spaces west of the south parking lot so the plants are located between the parking spaces and the enclosure wall. Provide density and configuration of plants similar to the layout indicated east of the south parking lot between the parking spaces and the parking screen wall.
21. Irrigation notes:
  - a. Repair existing irrigation system (on site or in the adjacent public right of way) where damaged during construction. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontage are irrigated as part of the reconfigured system at the conclusion of this construction.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
  - c. If valve controller is replaced, locate replacement in a vandal resistant housing, conceal the valve and power conduits and hardwire controller power source (a receptacle connection is not allowed).
22. Make provision in the landscape documents to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

### **Signage**

23. Provide two 0'-12" high address letter signs on the west elevation. Locate signs at uniform height. Conform to the following for address signs described in this condition:
  - a. Direct- illuminate the signs, similar to the existing building.
  - b. Provide street number.
  - c. Compose of individual mount, metal reverse pan channel characters. Match existing building detail.
  - d. Coordinate locations so signs are unobstructed by trees.

## CODE / ORDINANCE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- Verify comments by the Public Works, Development Services, and Fire Departments given on the Preliminary Site Plan Review dated **October 31, 2007**. Direct questions to the appropriate department, and coordinate any necessary modifications with all concerned parties, prior to completion of building permit process. Planning staff reviews Construction Documents submitted to the Building Safety Division to ensure consistency with the Use Permit and Development Plan approvals.
- Provide emergency radio amplification for the building as required by ZDC Section 4-402. Amplification will allow Police and Fire personnel to communicate in the building during a catastrophe. Refer to this link: [http://www.tempe.gov/itd/Signal\\_booster.htm](http://www.tempe.gov/itd/Signal_booster.htm) and if needed contact ITD / Communications (480-350-8777 or [daveheck@tempe.gov](mailto:daveheck@tempe.gov)) to discuss the size and materials of the building, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition. Verify that emergency radio amplification was completed for the existing distribution center (as required by condition of approval contained in DRB03206) or provide for emergency radio amplification infrastructure throughout the building.
- By agreement of the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use. Have the landscape architect and mechanical engineer submit reports during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources Division (480-350-2668 or [pete\\_smith@tempe.gov](mailto:pete_smith@tempe.gov)) if questions regarding the content of the water conservation reports.
- The property owner may make written request to Rio Salado Administration to allow park rangers to enforce an order of “no trespass” along the western edge of the property. Contact Rio Salado Administration (480-350-8625 or [nancy\\_ryan@tempe.gov](mailto:nancy_ryan@tempe.gov)) if questions regarding this process.
- Comply with applicable state and federal laws regarding discovery and processing of archeological artifacts uncovered during construction.
- Complete clear yard exhibit and agreement in conformance with Building Safety Division requirements for the enlarged building. Provide a suitable construction type for unlimited building area.
- Requirements of the **Zoning and Development Code** apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchased at Development Services.
- Tempe Standard “T” details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.
- On site plan layout fire lane around perimeter site drive aisle. Maintain a 20’-0” drivable fire lane width with 45’-0” turn outside radius and 14’-0” vertical clearance from fire lane surface to underside of trees.
- Identify refuse containers on site. Container enclosures are waived if building and perimeter wall completely screen containers from public view.
- Measure height of building to tops of roof well parapet from top of McClintock Drive curb along center front of property. Do not allow vents or incidental roof top mechanical or electrical equipment to protrude above top of parapet.
- Note original locations and species of any existing native and “protected” trees and other plants on site



that may be affected by building, parking or retention basin additions. Move, preserve in place, or demolish native or “protected” trees and plants in conformance with State of Arizona Agricultural Department standards. Where removal of a native or “protected” tree or plant is required to facilitate construction, file Notice of Intent to Clear Land with the Agricultural Department (602-542-7182).

- Identification signs are processed under separate permit and are not part of this Development Plan. Obtain sign permit for any building mount signs, monument identification signs or site directory map. Follow ZDC Part 4 Chapter 9 with the design of the signs. Way finding signs (if proposed) may not require a sign permit, depending on size. Way finding signs are subject to review by Planning Division staff during plan check process and Planning Inspection staff prior to Certificate of Occupancy.

**HISTORY & FACTS:**

- May 18, 1999 The Hearing Officer approved the variance request (BA990111) to reduce the required quantity of off-street parking from 324 spaces to 167 spaces (157 space reduction) for the TRIBUNE RIO SALADO PRODUCTION FACILITY. Note: this variance was approved specifically for the Tribune proposal and expired when that project was allowed to lapse.
- June 2, 1999 The Design Review Board approved the request (DRB99129) for building elevations, site plan and landscape plan for TRIBUNE RIO SALADO PRODUCTION FACILITY located at 1666 North McClintock Drive in the I-2, General Industrial District. Note: this approval was allowed to expire and the project was not built.
- June 3, 1999 The City Council approved the request (SBD-99.51) for a Final Subdivision Plat by TRIBUNE RIO SALADO PRODUCTION FACILITY to re-plat several lots into one lot consisting of 11.18 net acres at 1666 North McClintock Drive.
- January 4, 2000 The Hearing Officer approved the request (BA990318) for a variance renewal to increase the maximum allowable building height for their proposed production printing facility from 35' to 75'. This variance was first approved on January 19, 1999 (BA980373). Note: this variance was approved specifically for the Tribune proposal and expired when that project was allowed to lapse.
- October 7, 2003 The Hearing Officer approved the request (BA030217) by Federal Express Ground Distribution Center for a variance to waive the landscape islands required in the truck maneuvering area located at 1666 North McClintock Drive in the I-2, General Industrial and Rio Salado Overlay District.
- October 15, 2003 The Design Review Board approved the request (DRB3206) for building elevations, site plan and landscape plan for FED EX GROUND DISTRIBUTION CENTER located at 1666 North McClintock Drive in the I-2, General Industrial and Rio Salado Overlay District.
- June 17, 2004 The Design Review Board denied the request (DRB04087) for building mounted signage for FEDERAL EXPRESS GROUND located at 1666 North McClintock Drive in the I-2, General Industrial Zoning District.
- September 17, 2007 The Development Services Department Planning Division staff has conditionally approved the request for a modular dock addition for the FEDEX Ground Distribution Center. This site is located at 1666 North McClintock Drive, GID, General Industrial Zoning District.
- November 26, 2007 Planning staff presented the proposed FEDEX EXPANSION to the Project Review Committee of the Rio Salado Advisory Commission. The Commissioners agreed the expanded use is appropriate and meets goals of the Rio Salado Overlay District.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review  
Section 6-308, Use Permit

**FEDEX EXPANSION**
**PL070460**
**CITY OF SCOTTSDALE**
**MCKELLIPS RD**
**GID**
**GID**
**GID**
**LARKSPUR LA**
**GID**
**GID**
**GID**
**MCCLINTOCK DR**
**MARICOPA COUNTY**
**GID**
**GID**
**GID**
**GID**
**SITE  
GID/  
RSOD**




FEDEX EXPANSION (PL070460)

**Andrews Design Group, Inc.  
Architects and Planners  
1095 W. Rio Salado Pkwy, Suite 203  
Tempe, Arizona 85281  
(480) 894-3344 tele. (480) 894-6444 fax**

14 November 2007

Re: FedEx Ground Distribution Center, Tempe, AZ

**DEVELOPMENT REVIEW**

The project will expand the existing FedEx building located at 1666 North McClintock Drive 85281. The current building is 95,215 square feet and the new addition will be 50,656 square feet for a total of 145,871 square feet. The existing structure is a pre-engineered metal building with corrugated metal panels as the finish skin. Polar white walls with overhead doors extend up to approximately 18 feet above grade, the building eaves and roof top mechanical screens are ash gray; the new addition will match the existing in height and color.

**PARKING USE PERMIT**

The operations and intensive use of the FedEx Ground Distribution Center during certain times of the day require parking spaces greater than the maximum allowed by the Tempe zoning regulations. The height of the parking load occurs between the hours of 7 and 10 pm when there will be about 145 employees working in the facility. The travel time of the majority of employees occurs during off peak hours for traffic in the surrounding area and will not create a noticeable impact on traffic. Because the structure is located in an industrial area and the use of the structure will remain the same as it is currently we believe that there will not be any nuisance created and that the addition will not contribute to the deterioration of the surrounding area and that the project fits well with the surrounding structures.

We are designing the parking areas with the 12% landscape mitigation required by the Tempe zoning regulations for the increase in parking above 125% of the minimum Tempe requirements.

## PROJECT DATA:

PROJECT NAME: FEDEX EXPANSION  
PROJECT ADDRESS: 1666 N. MCCLINTOCK DRIVE  
TEMPE, ARIZONA

PROJECT DESCRIPTION: PROJECT CONSISTS OF 50,656 S.F. OF ADDITIONAL S.F. ADDED TO AN EXISTING 95,215 S.F. DISTRIBUTION CENTER AND ALSO NEW PAVEMENT AREAS ON SITE FOR AN ADDITIONAL 135 EMPLOYEE PARKING SPACES. NEW PORTION OF BUILDING TO MATCH STEEL STRUCTURE WITH METAL PANEL CONSTRUCTION OF EXISTING BUILDING.

PROPOSED USE: DISTRIBUTION CENTER

PARCEL NUMBER: 132-08-013  
(GID)

GROSS SITE AREA: 486,164 S.F. = (11.16 ACRES)

BUILDING AREA: 95,238 S.F. (EXISTING)  
450,645 S.F. (PROPOSED EXPANSION)  
145,883 TOTAL S.F.  
30% (145,883/486,164)  
-% (-/486,164)

BUILDING LOT COVERAGE: 30%  
LANDSCAPE LOT COVERAGE: -%

SETBACKS:  
SITE ZONED I-2 WITH ALL SURROUNDING PROPERTIES ZONED I-2

FRONT: 20 FEET  
SIDE: 0 FEET  
REAR: 0 FEET  
STREET: 20 FEET

PARKING REQUIREMENTS:

WAREHOUSE @ 139,645 S.F. = 20 P.S.  
FIRST 10,000 S.F. @ 1/500 S.F. = 28 P.S.  
1 SPACE PER REMAINING 5,000 S.F. = 28 P.S.

OFFICE @ 6,238 S.F.

1 SPACE PER 300 S.F. = 21 P.S.  
TOTAL PARKING REQUIRED: 69 P.S.

EXISTING PARKING PROVIDED: 106 P.S.  
NEW SURFACE PROVIDED: 135 P.S.  
TOTAL PARKING PROVIDED: 241 P.S.

ACCESSIBLE PARKING:

REQUIRED: 2  
PROVIDED: 8

BIKE PARKING:

REQUIRED: 20  
PROVIDED: 22

LEGAL DESCRIPTION:

LOT 1, RIO SALADO PRODUCTION FACILITY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 507 OF MAPS, PAGE 35.

DESCRIBED PROPERTY BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND COMPRISING AN AREA OF 486,164 SQUARE FEET OR 11.1608 ACRES MORE OR LESS.

## KEY NOTES:

- EXISTING 3'-4" HIGH SCREEN WALL
- EXISTING 10' HIGH SITE WALL
- EXISTING SLIDING GATE
- EXISTING 6" CONCRETE CURB
- EXISTING 6" CONCRETE CURB AND GUTTER
- EXISTING CONCRETE SIDEWALK
- LANDSCAPE/RETENTION AREA
- RELOCATED BIKE RACKS, SEE DETAIL 7/DR1.1
- EXISTING CONCRETE PAVEMENT
- EXISTING METAL BUILDING STRUCTURE TO REMAIN
- EXISTING METAL BUILDING STRUCTURE TO BE REMOVED FOR BUILDING ADDITION
- NEW 6" CONCRETE CURB, SEE DETAIL 1/DR1.1
- NEW 6" CONCRETE CURB AND GUTTER, SEE DETAIL 2/DR1.1
- NEW 8" THICK CONCRETE PAVEMENT, SEE DETAIL 3/DR1.1
- NEW ASPHALT PAVEMENT, SEE DETAIL 4/DR1.1
- NEW 3'-4" HIGH SCREEN WALL TO MATCH EXISTING, SEE DETAIL 8/DR1.1
- NEW METAL BUILDING STRUCTURE, SEE FLOOR PLANS & ELEVATIONS
- NEW ADA ACCESSIBLE PARKING STRIPING TO REPLACE EXISTING
- NEW 4' HIGH CONCRETE FILLED STEEL BOLLARD, SEE DETAIL 5/DR1.1
- NEW METAL FENCE, SEE DETAIL 6/DR1.1
- NEW VEHICLE RESTRICTION GATE
- NEW DOLLY PARKING
- EXISTING EDGE OF PAVEMENT
- NEW REFUSE CONTAINER CONCRETE PAD
- EXISTING FIRE HYDRANT
- EXISTING LAMP POST

## GENERAL NOTES:

- REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACES UNDERGROUND UNLESS NOTED OTHERWISE.
- REPLACE ANY EXISTING BROKEN OR OUT-OF-GRADE CURB AND SIDEWALK ON THIS PROJECT AS WELL AS ANY CURB OR SIDEWALK OR PAVING DAMAGED DURING CONSTRUCTION.
- COORDINATE ALL SITE LIGHTING WITH PHOTOMETRIC PLAN AND ELECTRICAL PLANS. ALL LIGHTING SHALL CONFORM TO ARIZONA DARK SKY ORDINANCE.
- ALL BUILDING AND MONUMENT SIGNAGE UNDER SEPARATE PERMIT - ARCHITECTURAL BASES ARE SHOWN IN THIS PROJECT SET FOR CONSTRUCTABILITY.
- ALL NON-DEVELOPED PORTIONS OF THE SITE WILL REQUIRE DUST CONTROL AND WEED SUPPRESSANT BY CONTRACTOR.
- ALL EXTERIOR MECHANIZED AND COMMUNICATIONS EQUIPMENT SHALL BE SCREENED BY WALL MATCHING COLOR AND TEXTURE OF BUILDING.
- NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE.



Barry K. Dennis  
No: \_\_\_\_\_



# Andrews Design Group, Inc.

ARCHITECTURE

PLANNING

INTERIORS

PROJECT MANAGEMENT



## KEY NOTES (X)

1. PRE-FINISHED METAL WALL PANEL
2. PRE-FINISHED STANDING SEAM METAL ROOFING
3. OVER HEAD DOOR
4. SKYLIGHTS
5. CONC. FILLED STEEL BOLLARD, PAINTED SAFETY YELLOW
6. STEEL RAILING, PAINTED
7. H.M. DOOR, PAINTED
8. OVER HEAD DOOR SIGNAGE, TO MATCH EXISTING
9. METAL GUTTER WITH DOWNSPOUTS, PAINTED TO MATCH ADJACENT WALL
10. OVER HEAD DOOR LOADING PADS
11. PRE-FINISHED METAL CANOPY TO MATCH EXISTING
12. SURFACE MOUNTED LIGHT FIXTURE, TO MATCH EXISTING

## GENERAL NOTES

1. ANY ROOF MOUNTED MECH. EQUIP TO BE COMPLETELY SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY THE PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND FINISH OF THE BUILDING

## FINISH SCHEDULE (X)

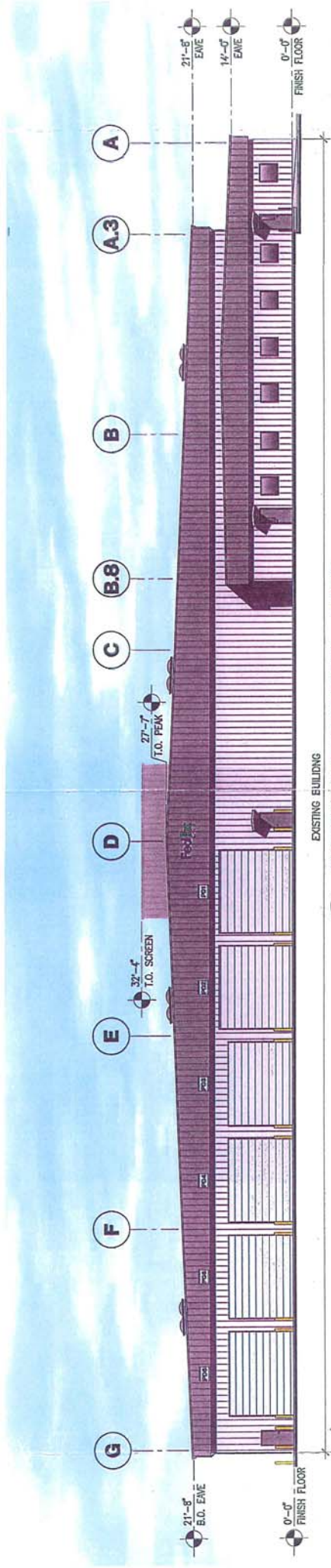


PRE-FINISHED METAL  
'ASH GRAY' MBI



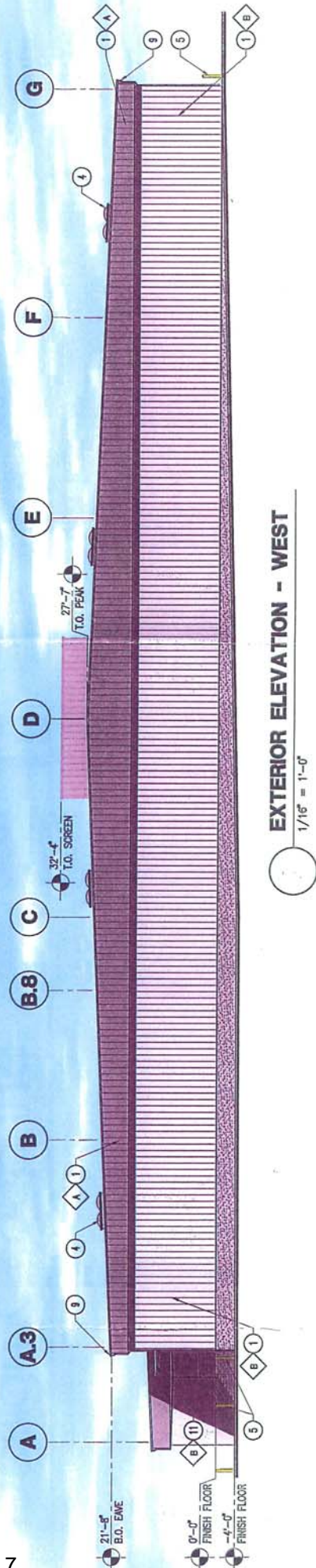
PRE-FINISHED METAL  
'POLAR WHITE' MBI





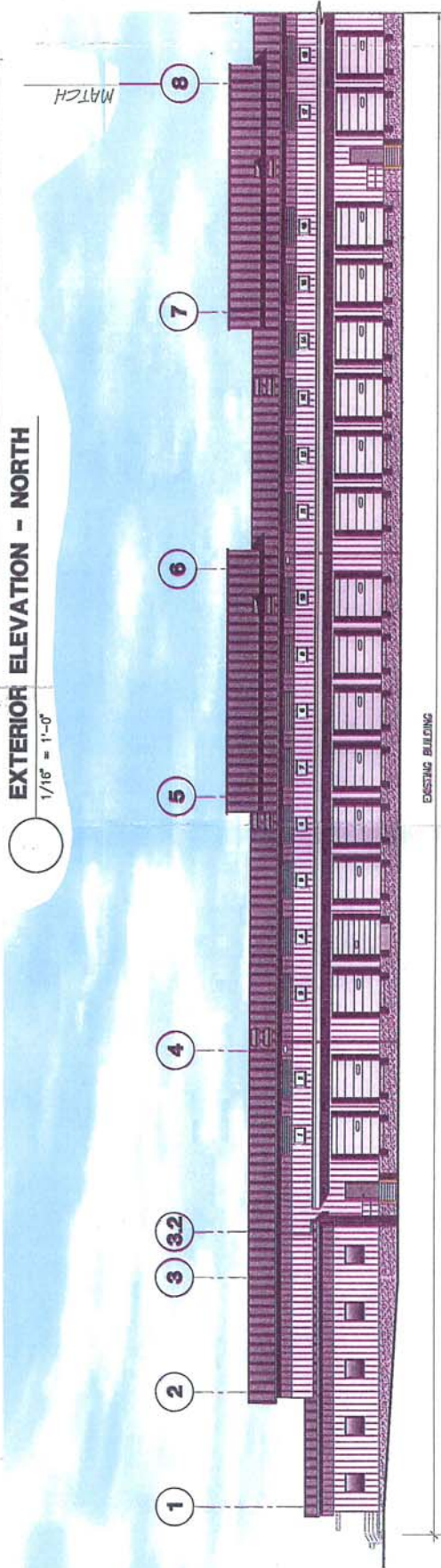
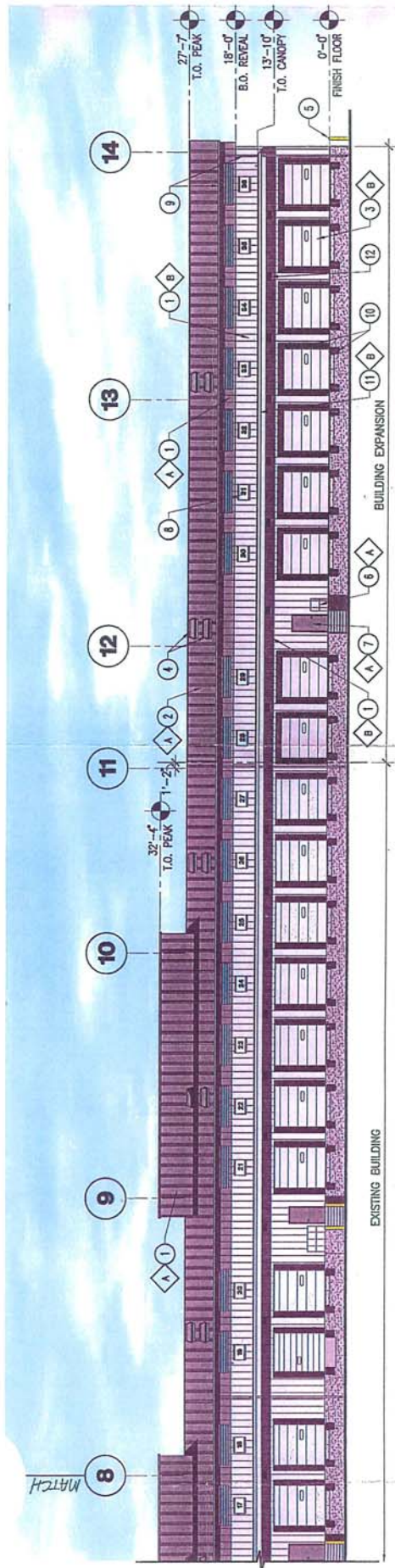
EXISTING BUILDING  
EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

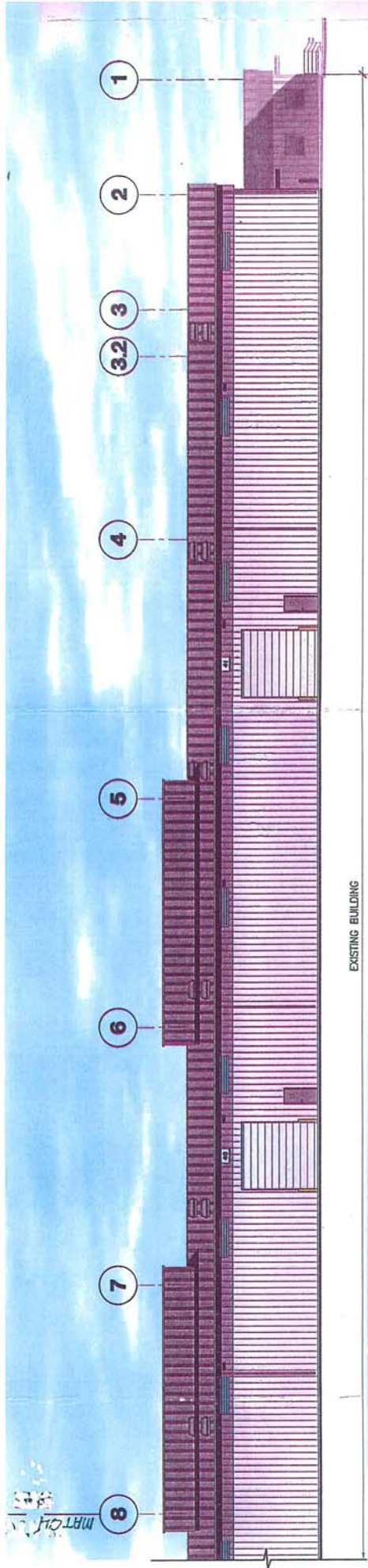


EXTERIOR ELEVATION - WEST

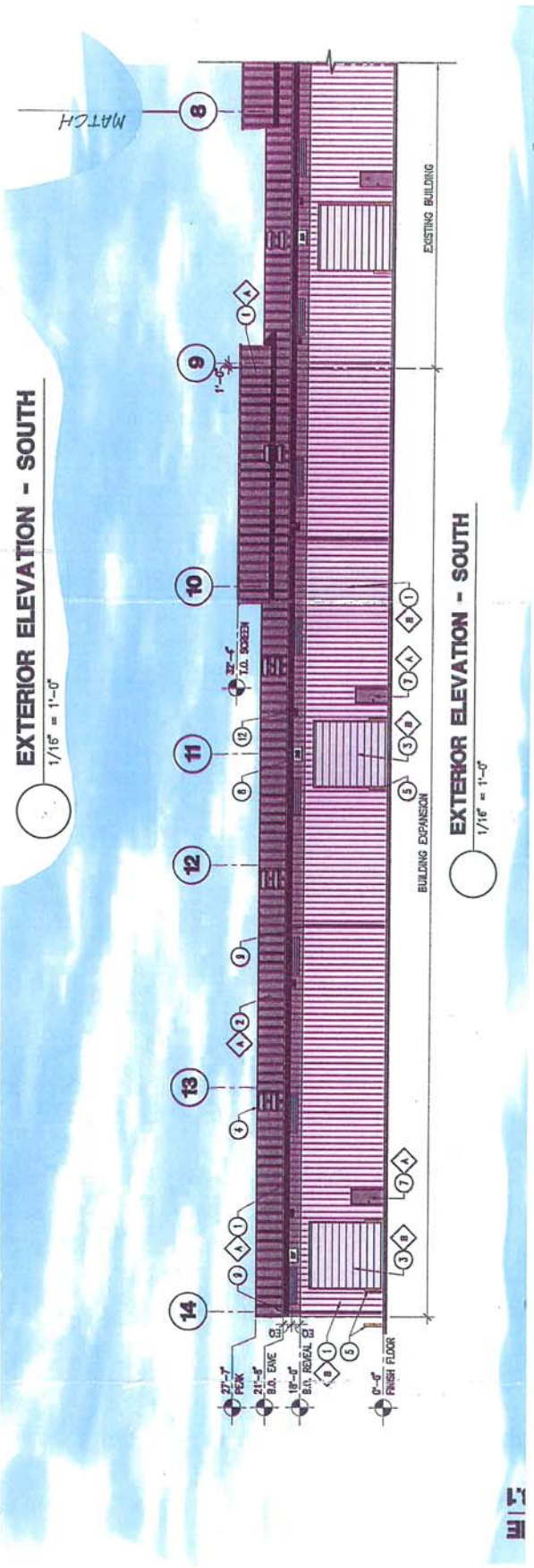
1/16" = 1'-0"







EXISTING BUILDING  
**EXTERIOR ELEVATION - SOUTH**  
 1/16" = 1'-0"



BUILDING EXPANSION  
**EXTERIOR ELEVATION - SOUTH**  
 1/16" = 1'-0"

## KEY NOTES (X)

1. CONCRETE SLAB OVER ABC FILL, SEE STRUCTURAL.
2. CONCRETE FOOTING, SEE STRUCTURAL.
3. CONCRETE DOCK OVER ABC FILL, SEE STRUCTURAL.
4. STEEL COLUMN, SEE STRUCTURAL.
5. CORRIGATED METAL CURTAIN PANEL.
6. 8'-0" H. PANEL, MATCH EXISTING.
7. TYPICAL EXTERIOR WALL.
8. R-19 MBI CEILING INSULATION.
9. STEEL TRUSS OR BEAM, SEE STRUCTURAL.
10. STANDING SEAM METAL ROOFING.
11. MECHANICAL LOUVERS, SEE MECHANICAL.
12. R-13 MBI WALL INSULATION.
13. ROOF MOUNT MECHANICAL EQUIPMENT, SEE MECHANICAL.
14. MECHANICAL EQUIPMENT SCREEN WALL.
15. THERMOPLASTIC ALLOY DOMED SMOKE HATCH.
16. CANOPY AT DOCK, SEE STRUCT.
17. DOCK BUMPER AND PADS.
18. GUTTER AND DOWNSPOUT, TYP.

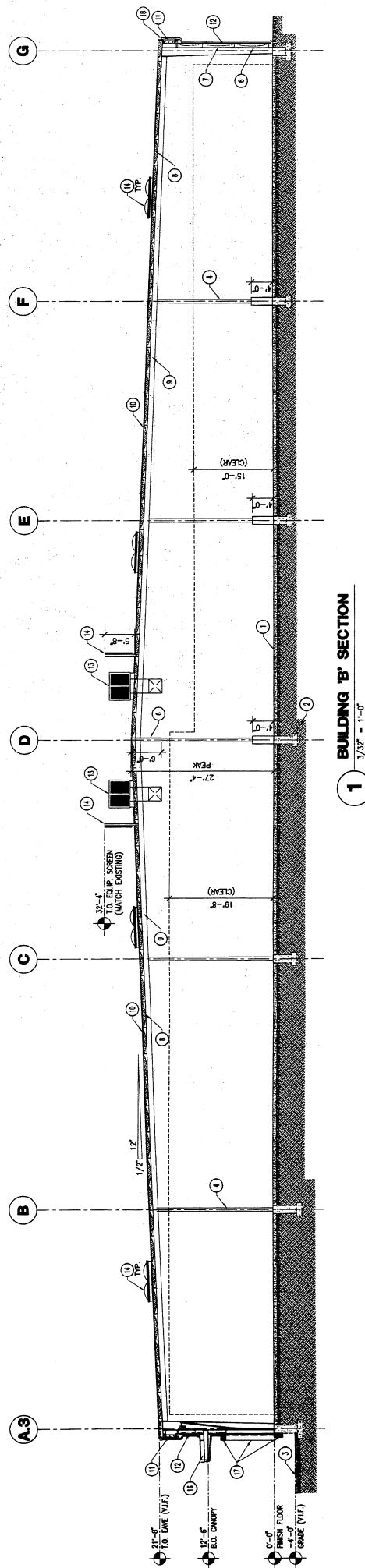
## HEIGHT CALCULATIONS

### MAXIMUM ALLOWABLE BUILDING HEIGHT















$$\text{T.O. CURB } 1,185.88' + 35' = 1,220.88'$$

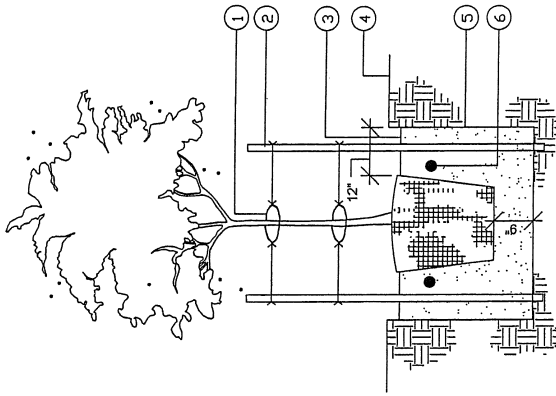
### PROPOSED BUILDING HEIGHT

$$\text{F.F. } 1,188.50' + 32.33' = 1,220.83'$$



# LANDSCAPE LEGEND

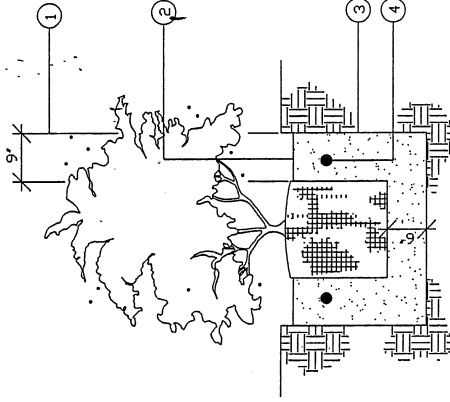
	PROSOPIS CHILENSIS CHILEAN MESQUITE (THORNLESS) 24" BOX (MATCHING)
	DALBERGIA SISOO SISSOO TREE 24" BOX
	ACACIA SALICINA WILLOW ACACIA 24" BOX
	EXISTING TREE PROTECT FROM CONSTRUCTION
	ROSMARINUS OFFICINALIS PROSTRATUS 5 GALLON
	BACCHARIS PILULARIS CHAPARRAL BROOM 5 GALLON
	SALVIA GREGGI AUTUMN SAGE 5 GALLON
	MYOPORUM PARVIFOLIUM BURGUNDY CARPET 1 GALLON
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
	RUELLIA BRITTONIANA KATIE RUELLIA 5 GALLON
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
	AGAVE VILMORIANA OCTOPUS AGAVE 5 GALLON
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
	LANTANA MONTEVIDENSIS 'TRAILING PURPLE' 1 GALLON



1. 1 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2" ROUND BY 8' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
3. 4" BASIN
4. GRADE
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

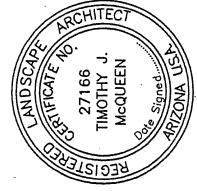
## DOUBLE STAKING DETAIL



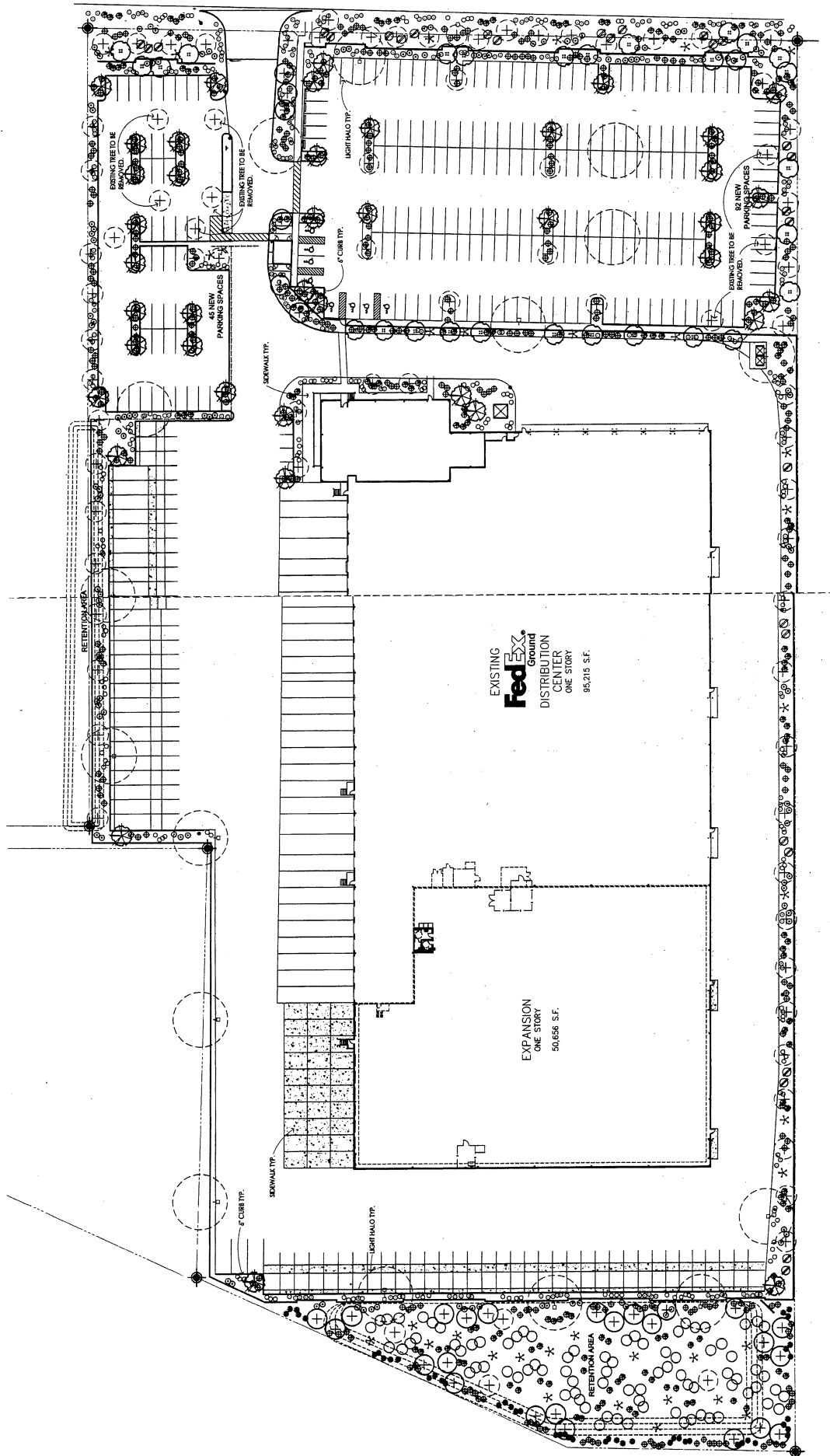
1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO

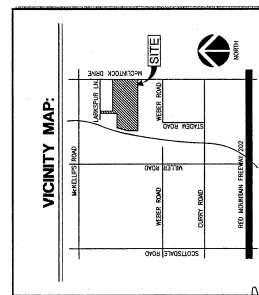
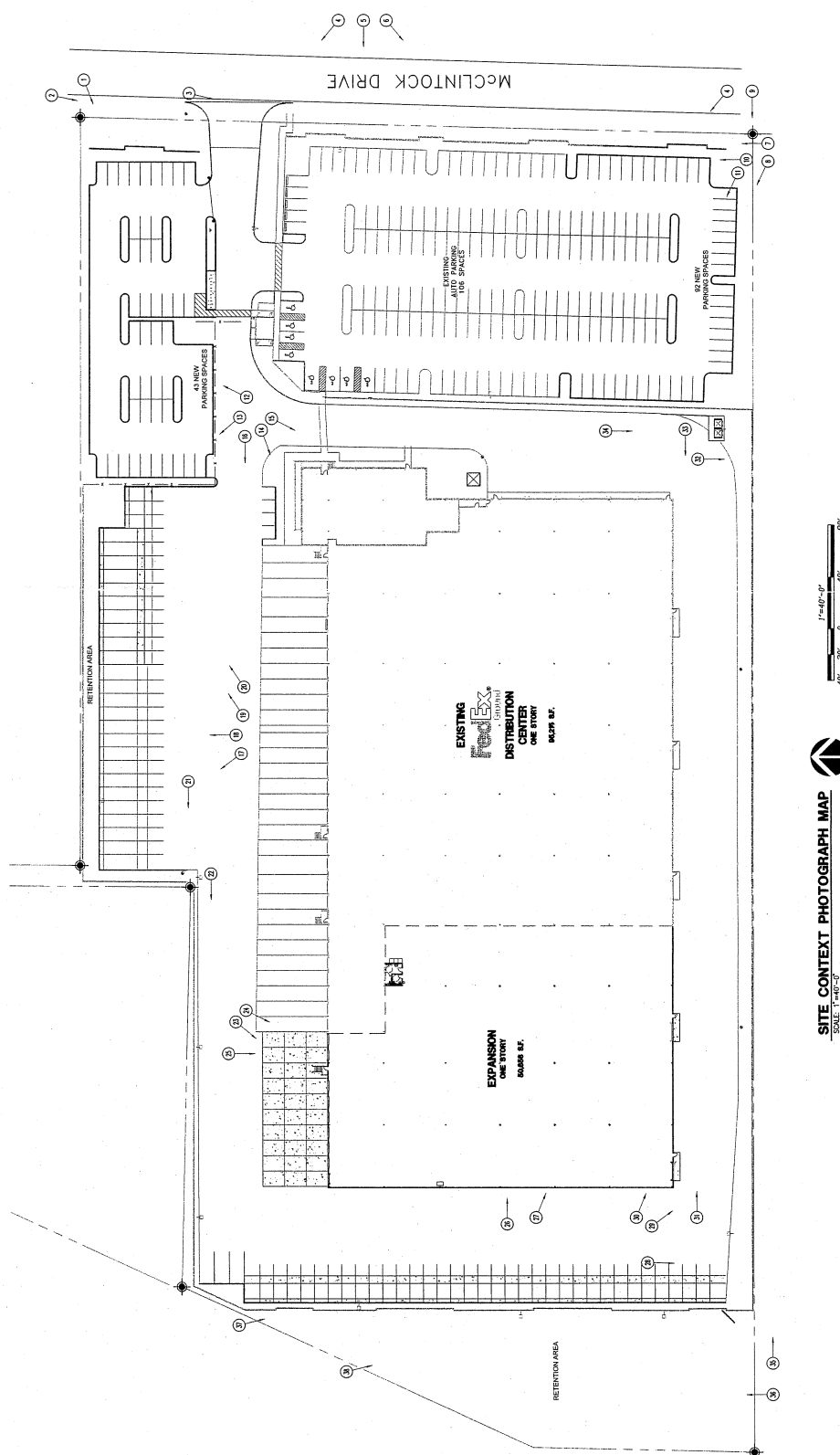
BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

## SHRUB PLANTING DETAIL



T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
1121 East Missouri Ave., Suite 218  
Phoenix, Arizona 85014  
(602) 265-0320

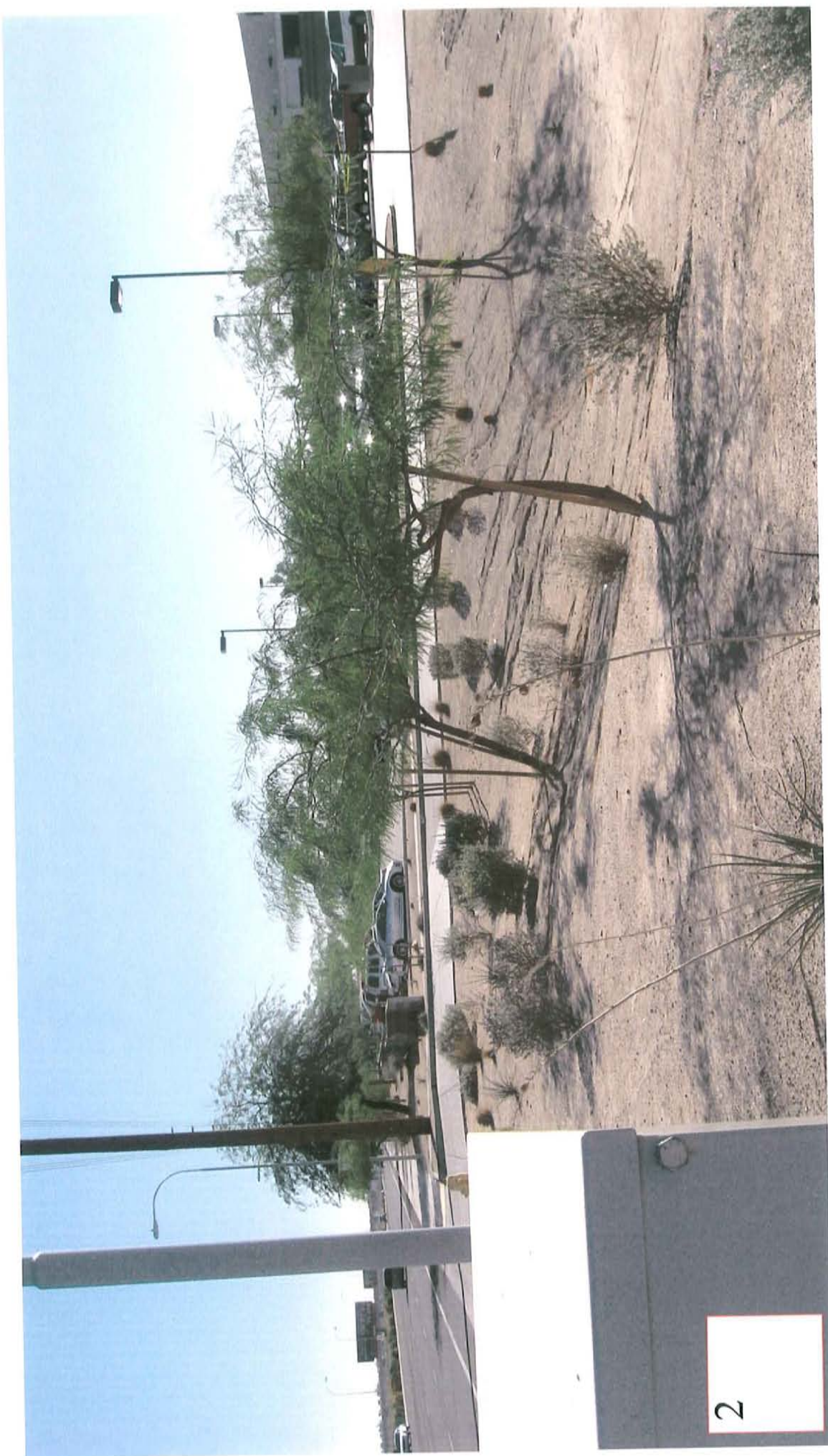






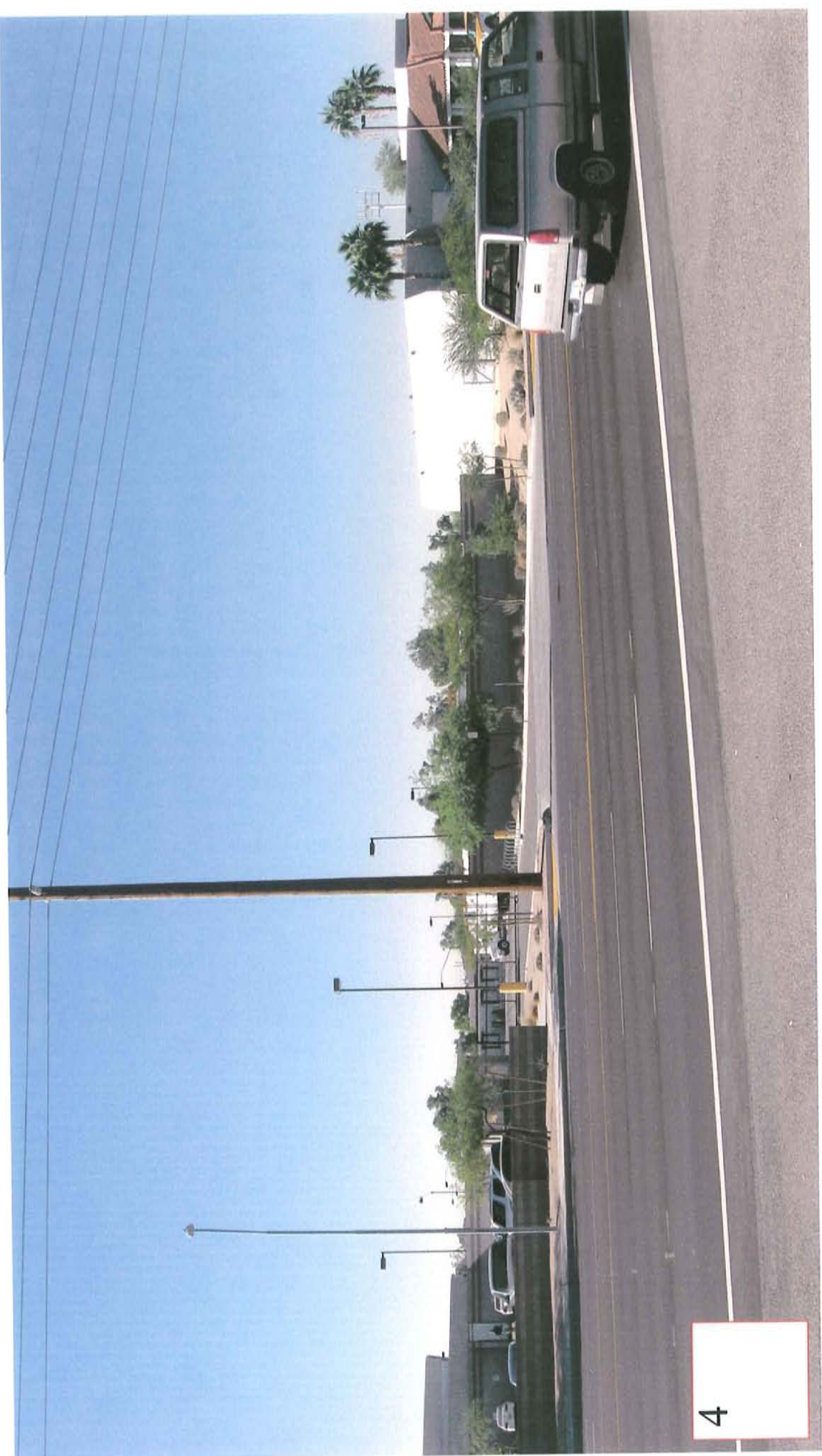






















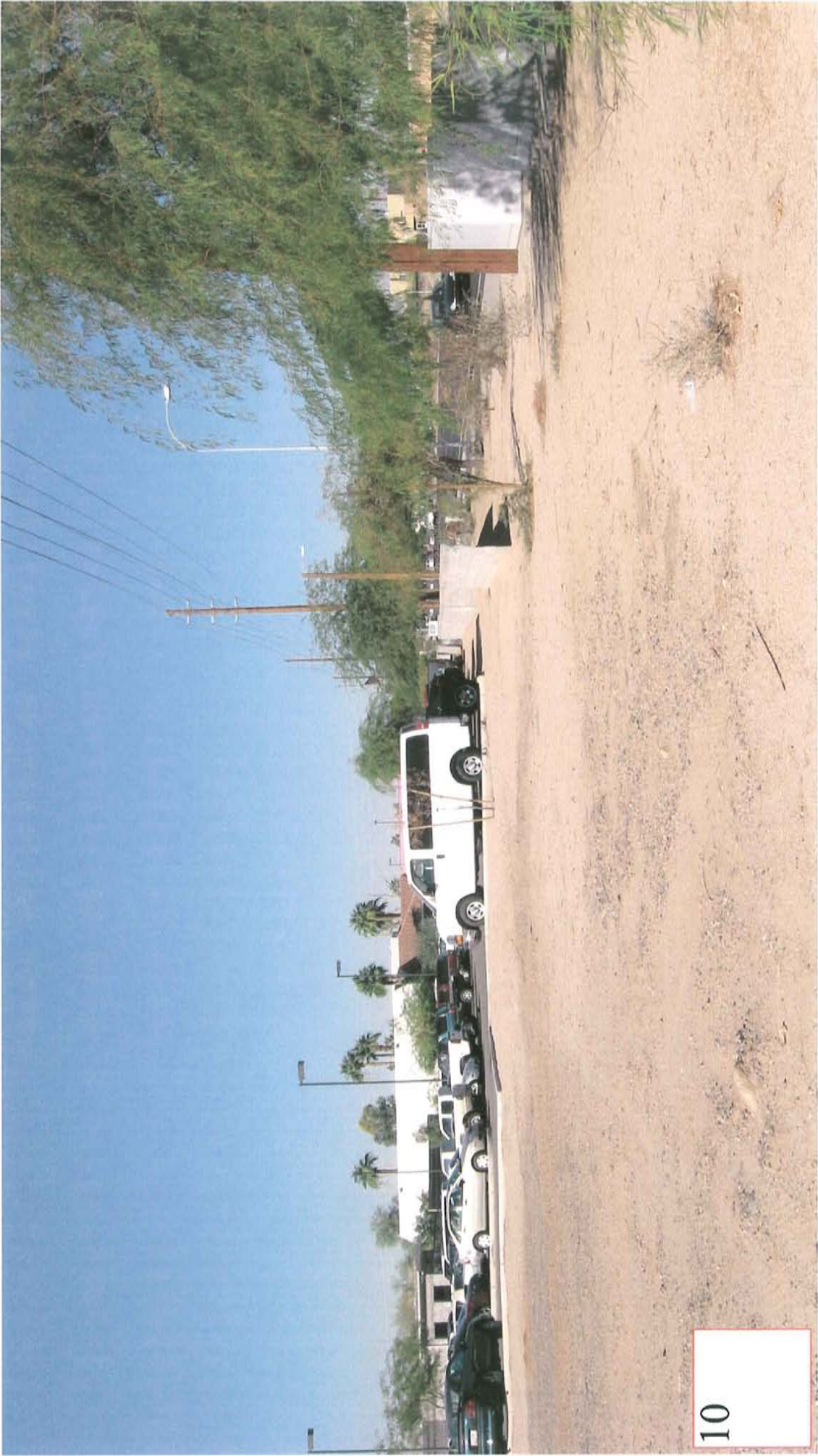






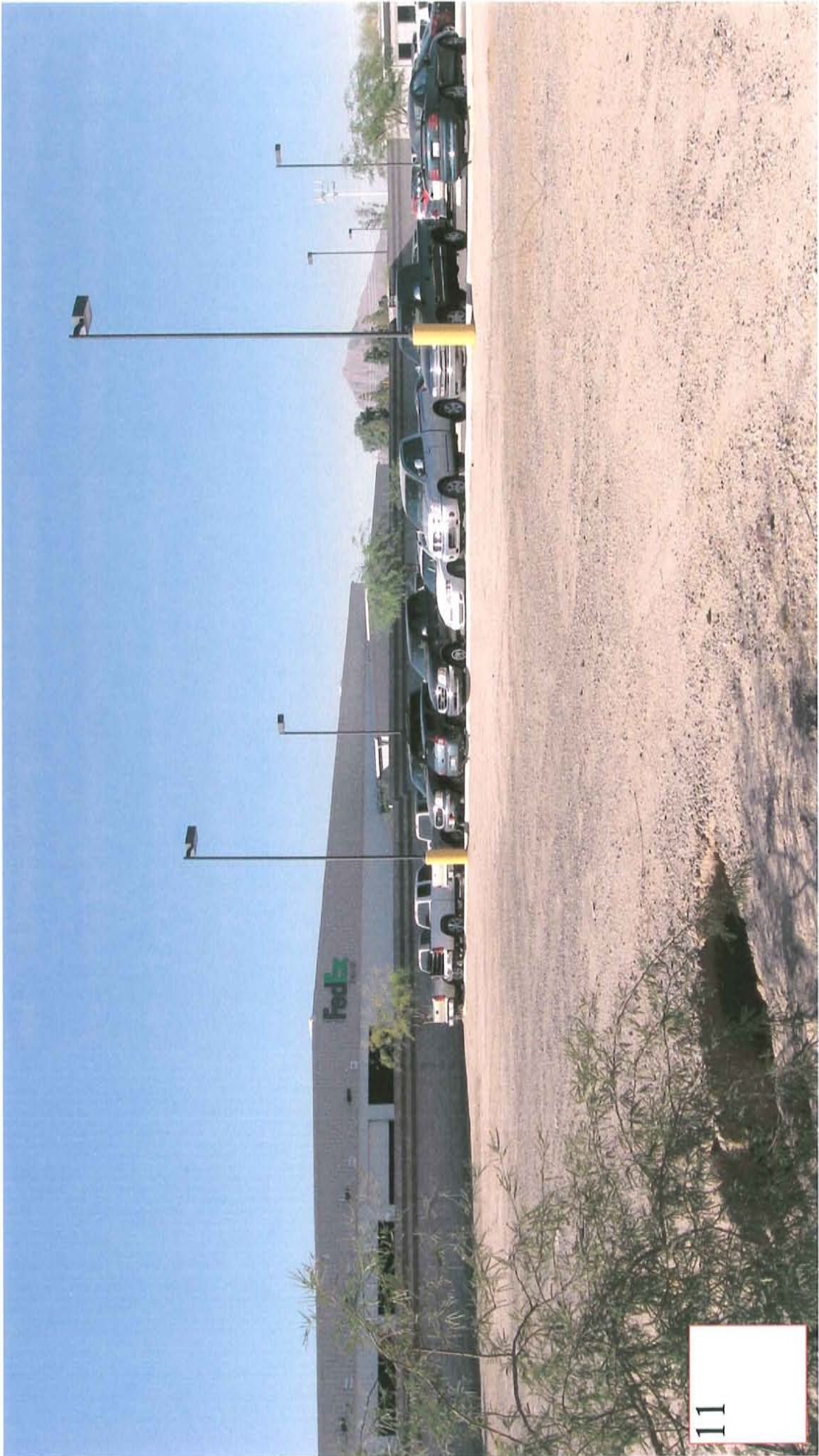






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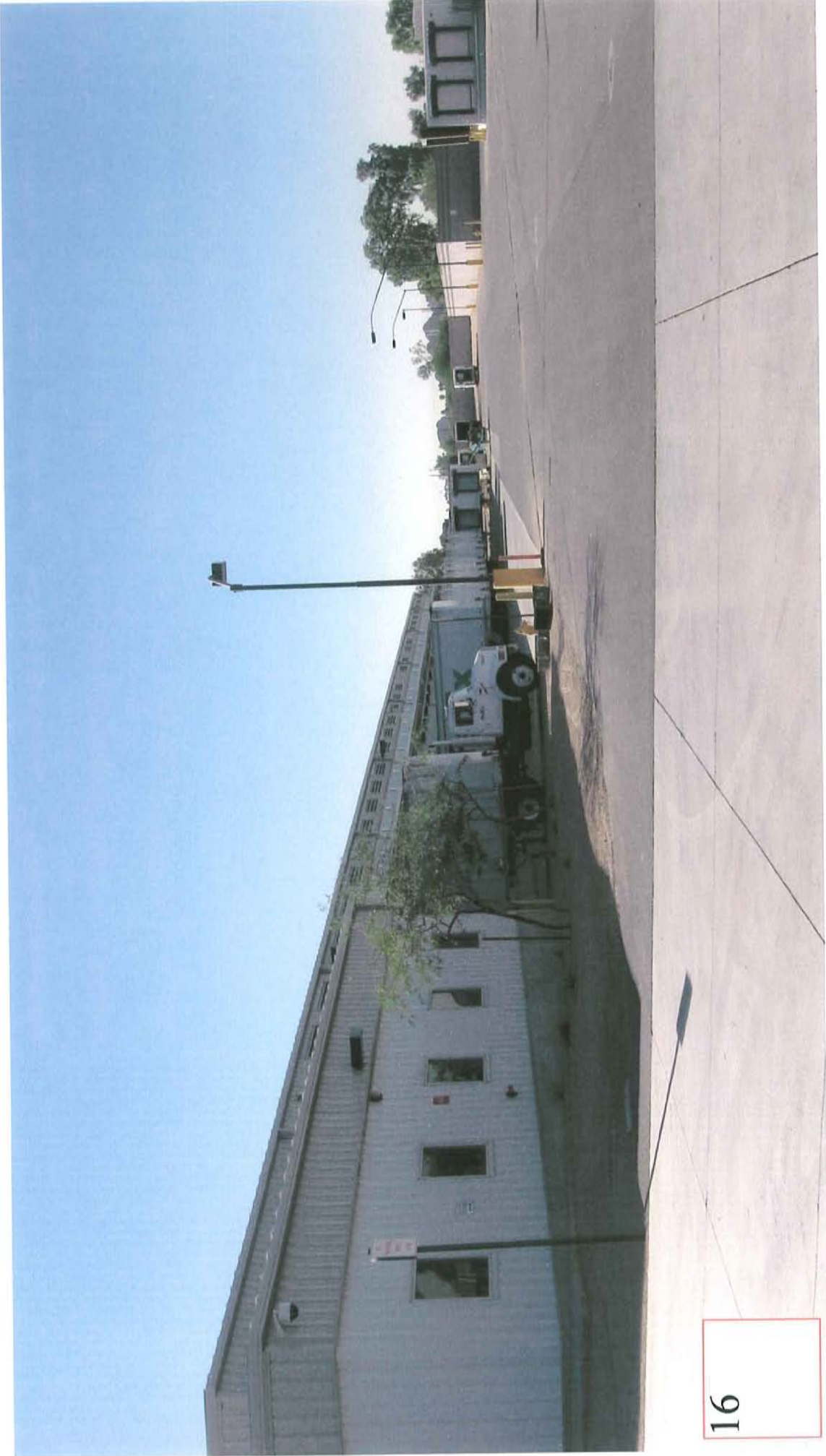


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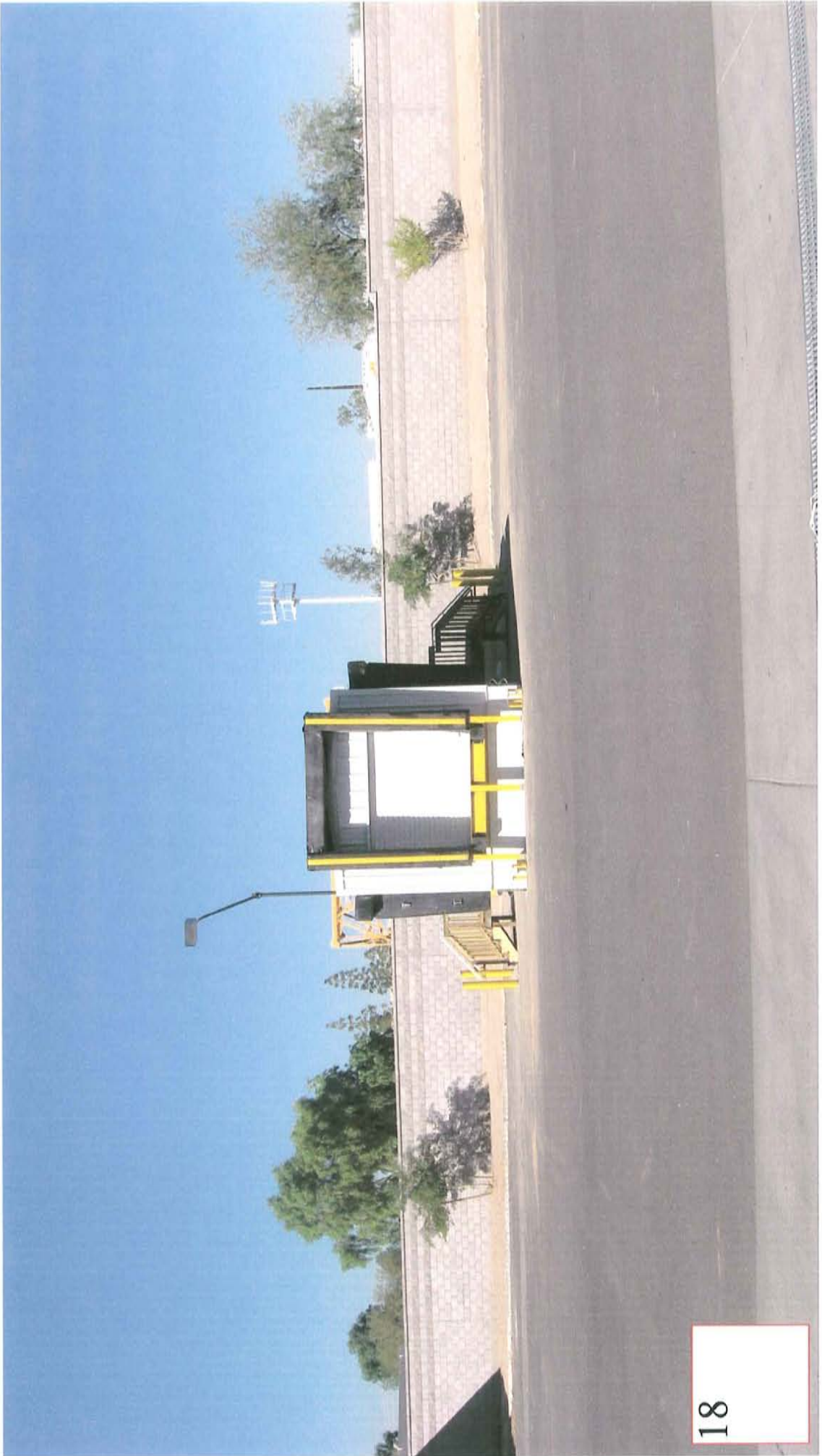




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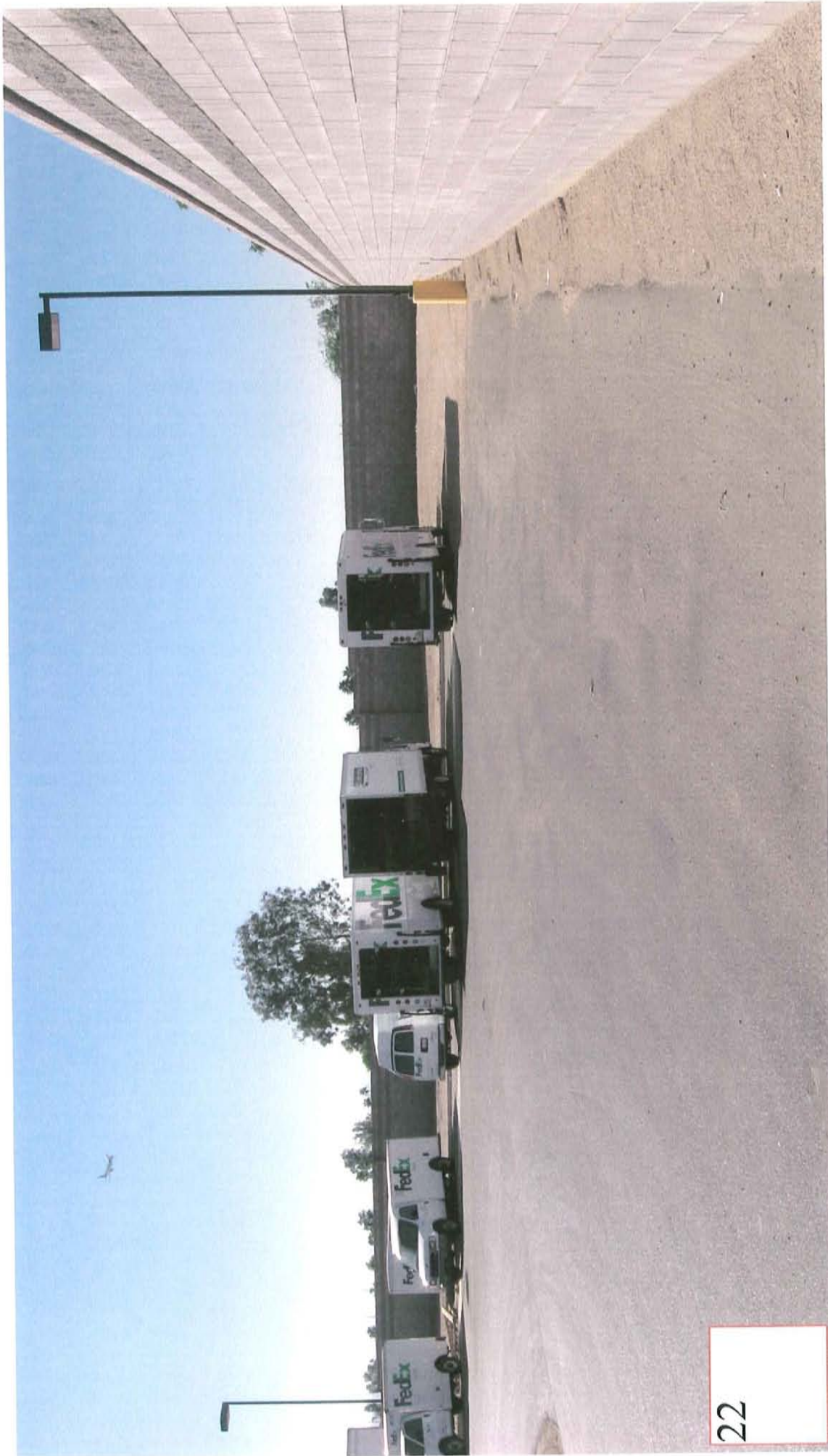


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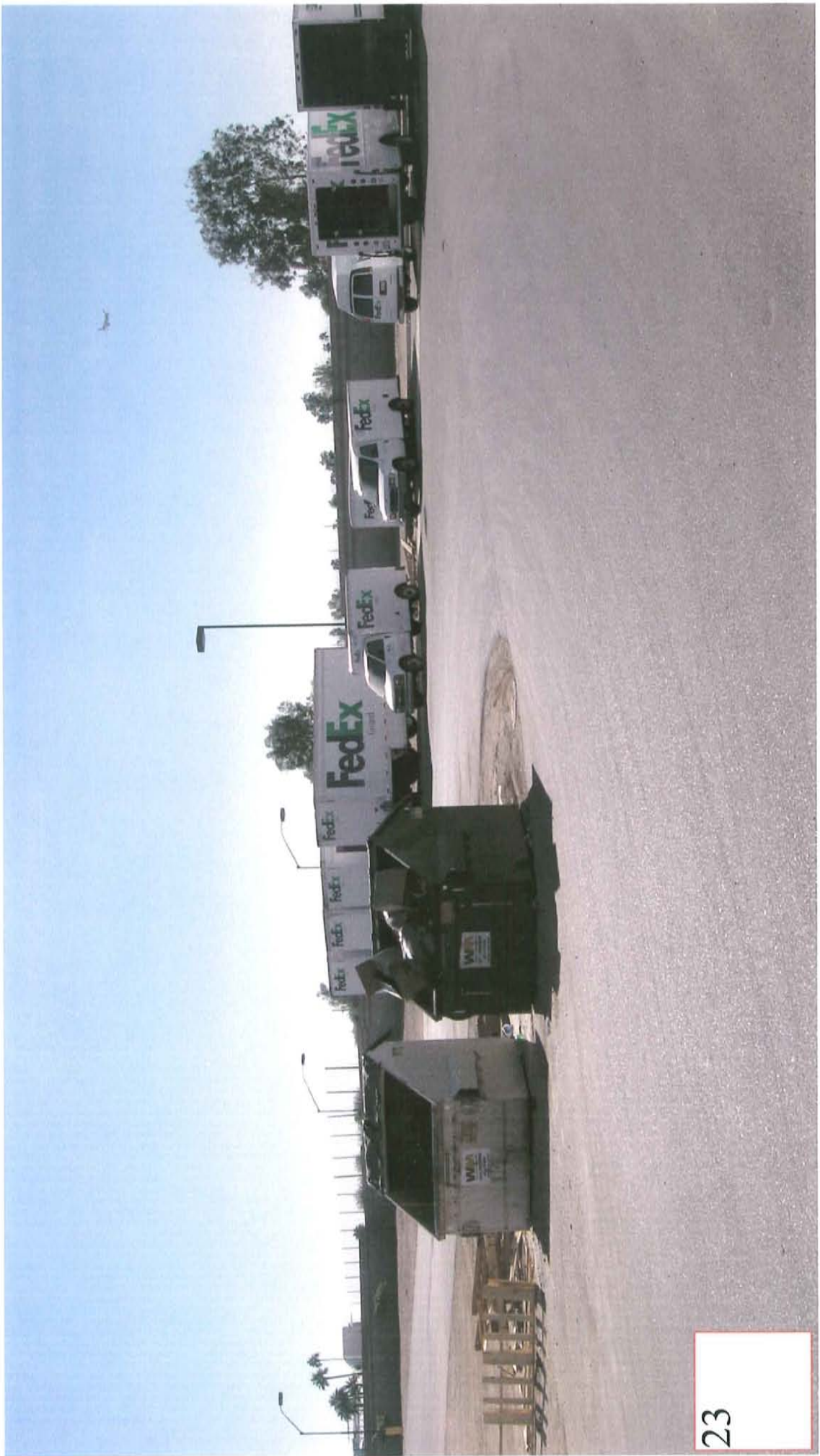












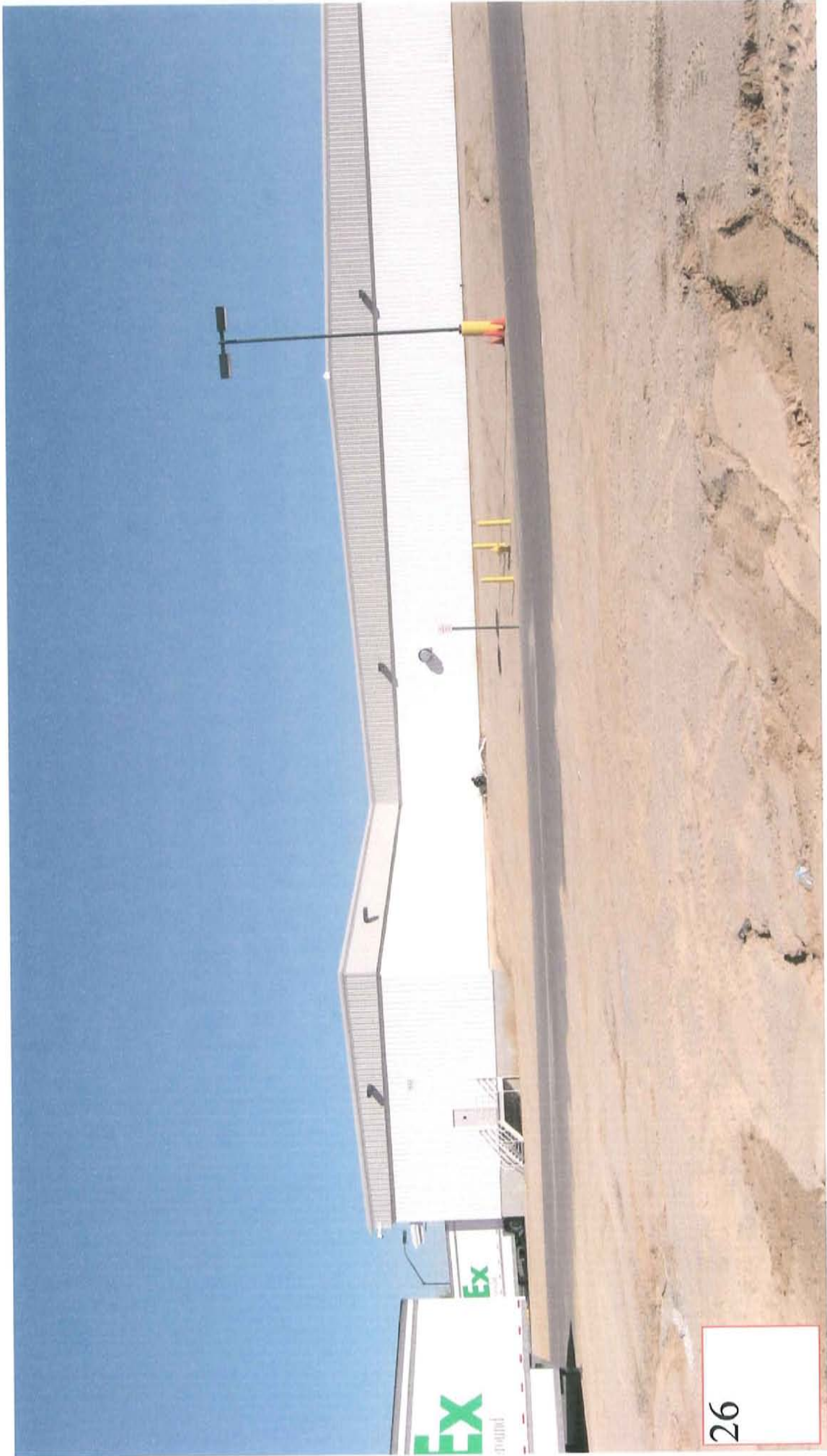






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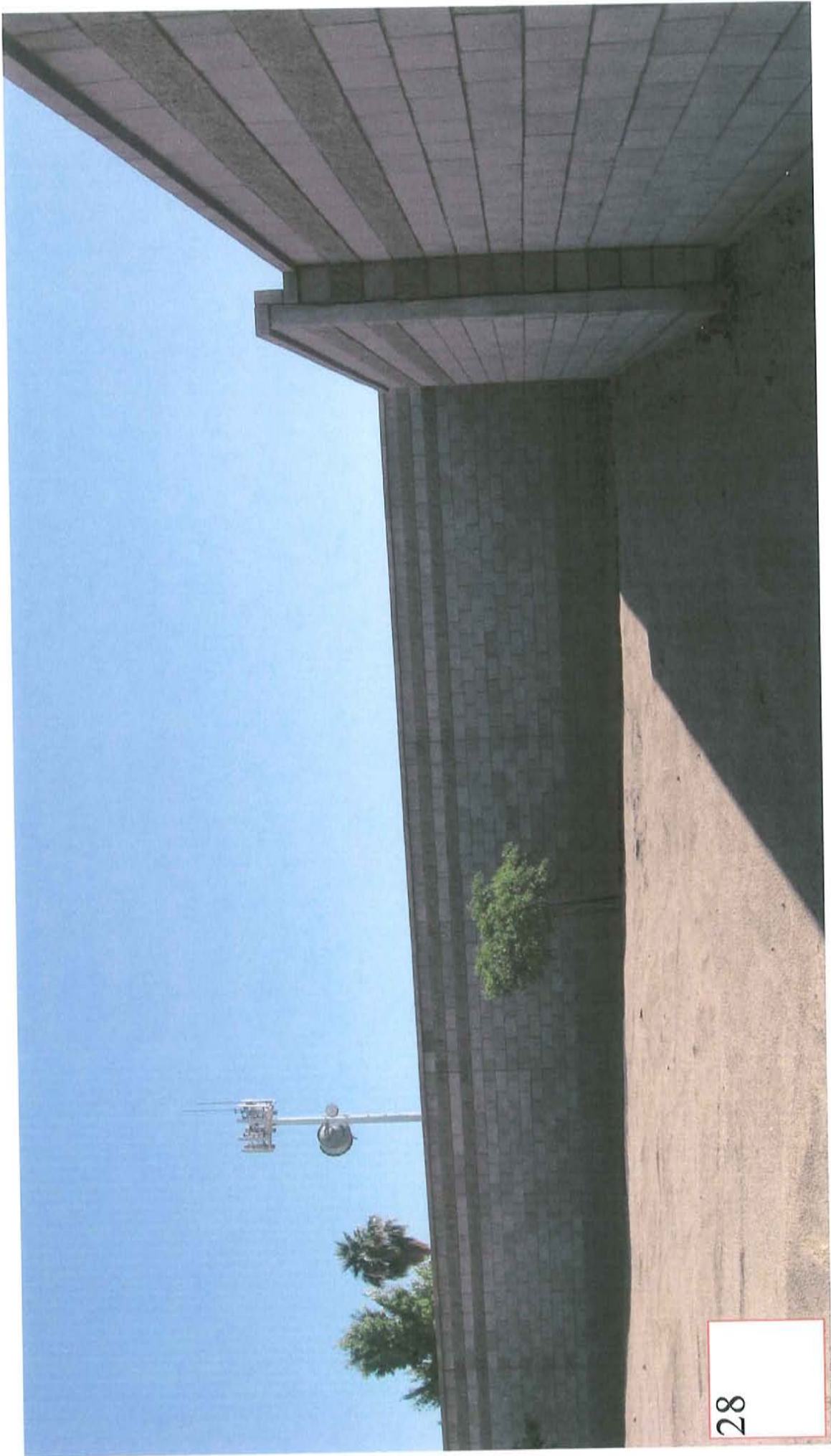




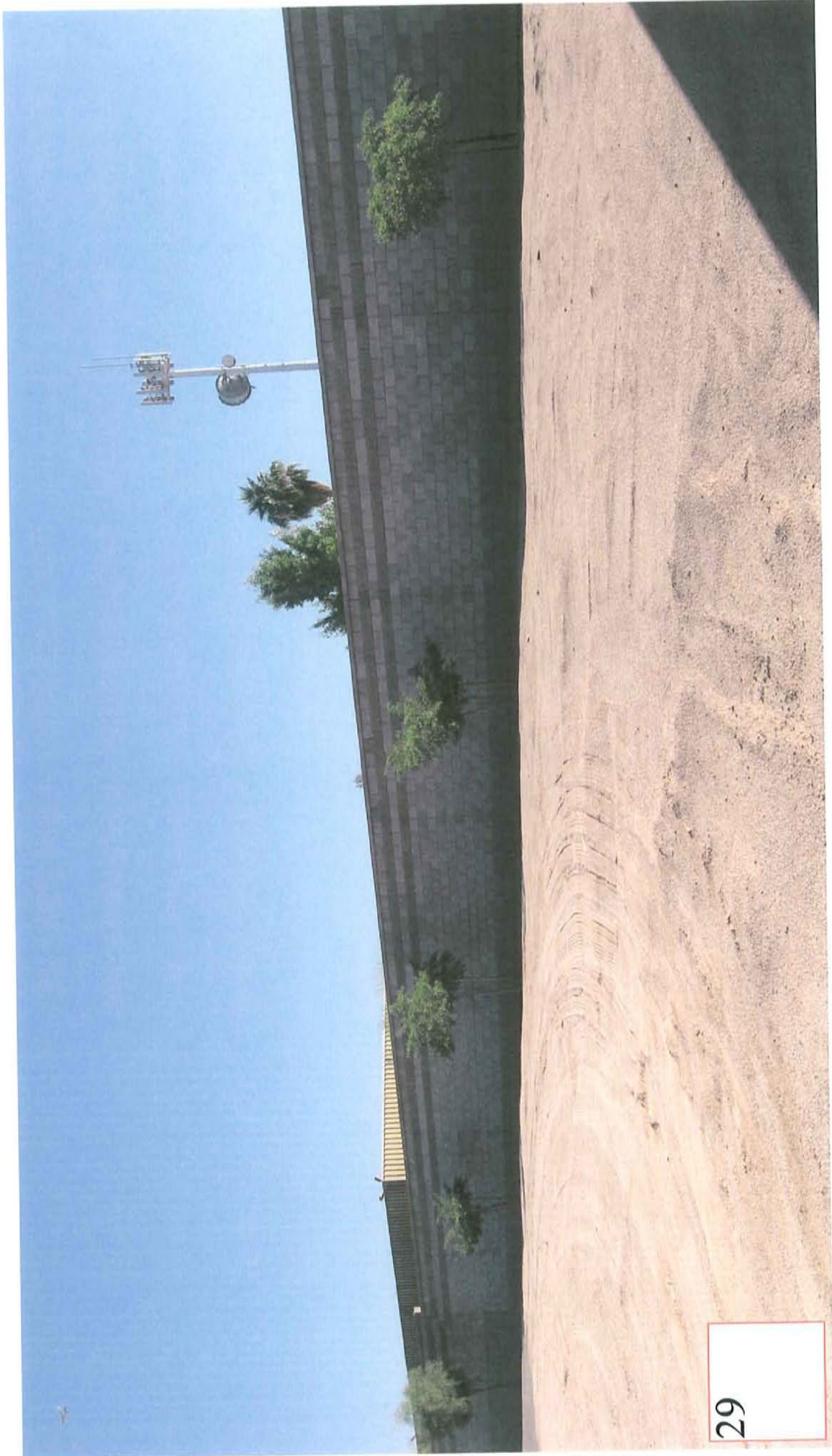


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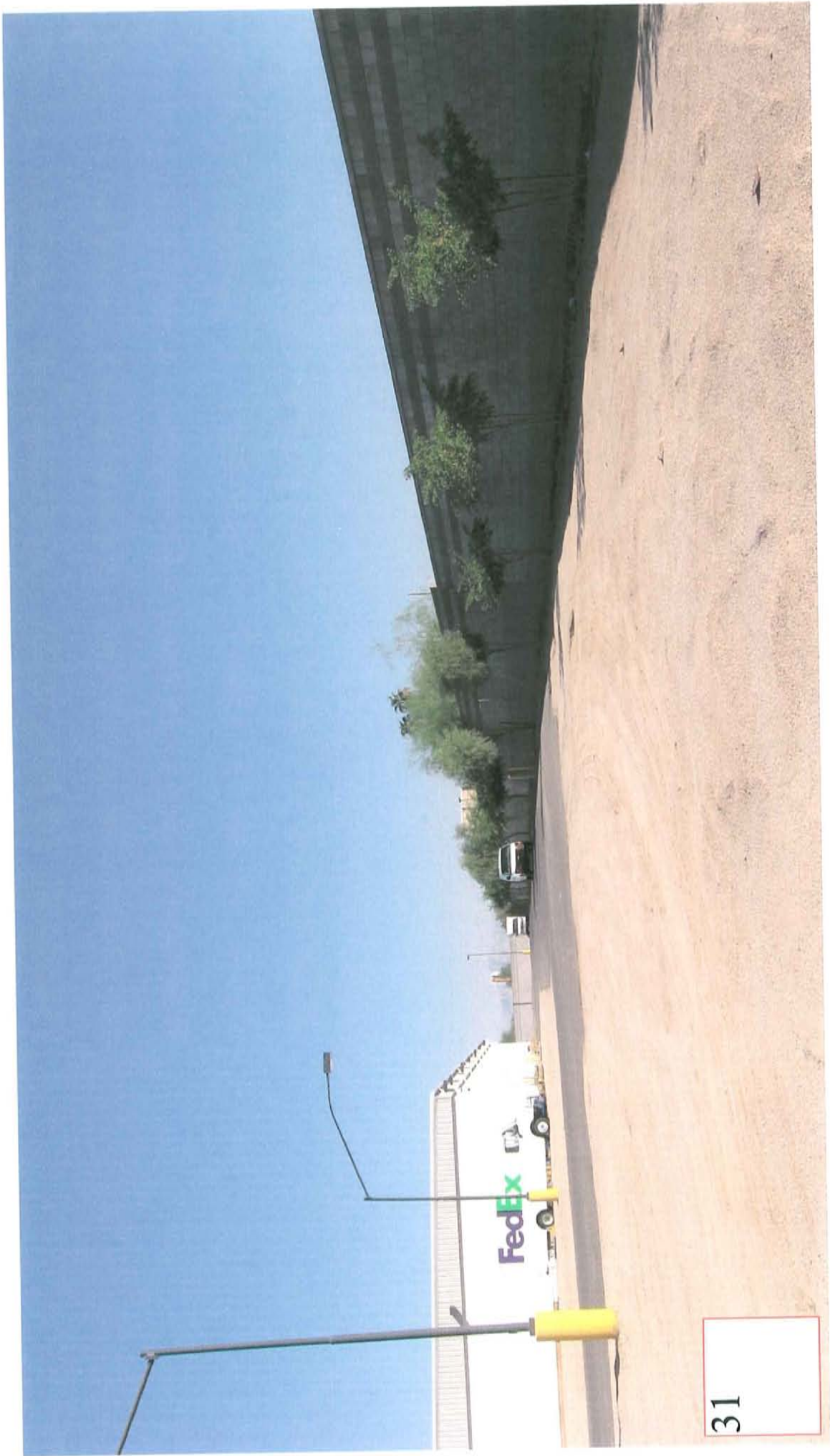


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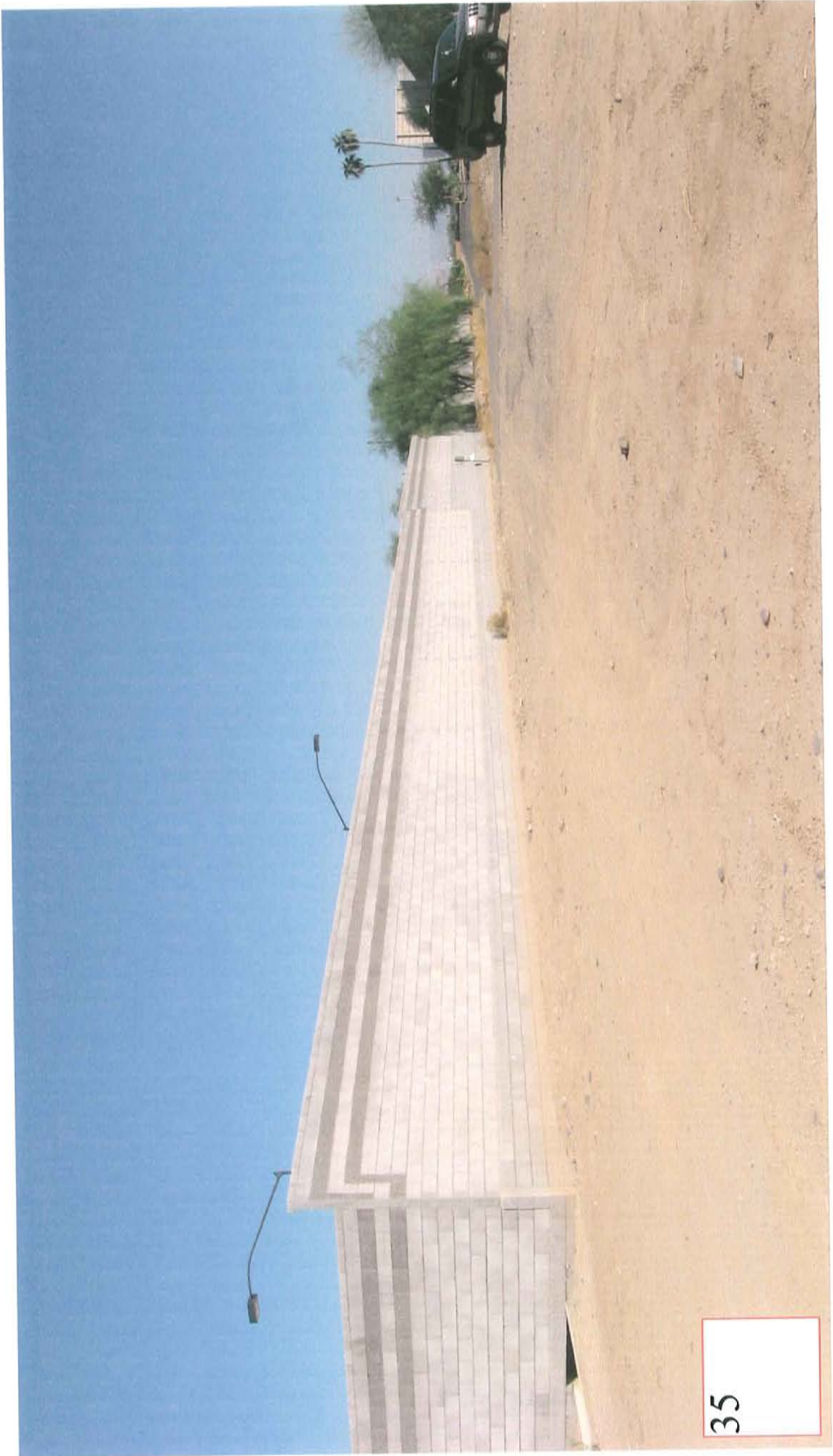
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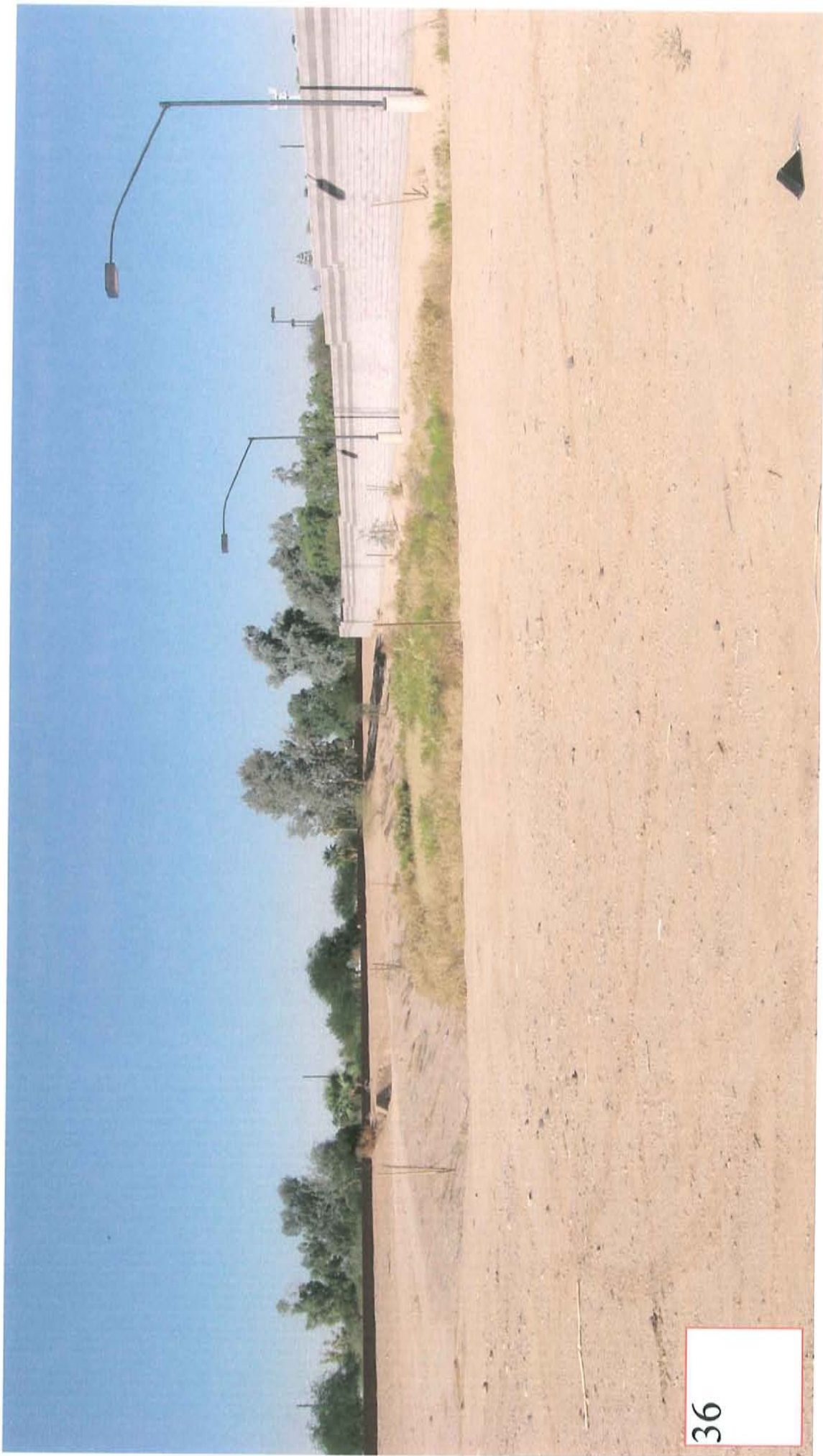




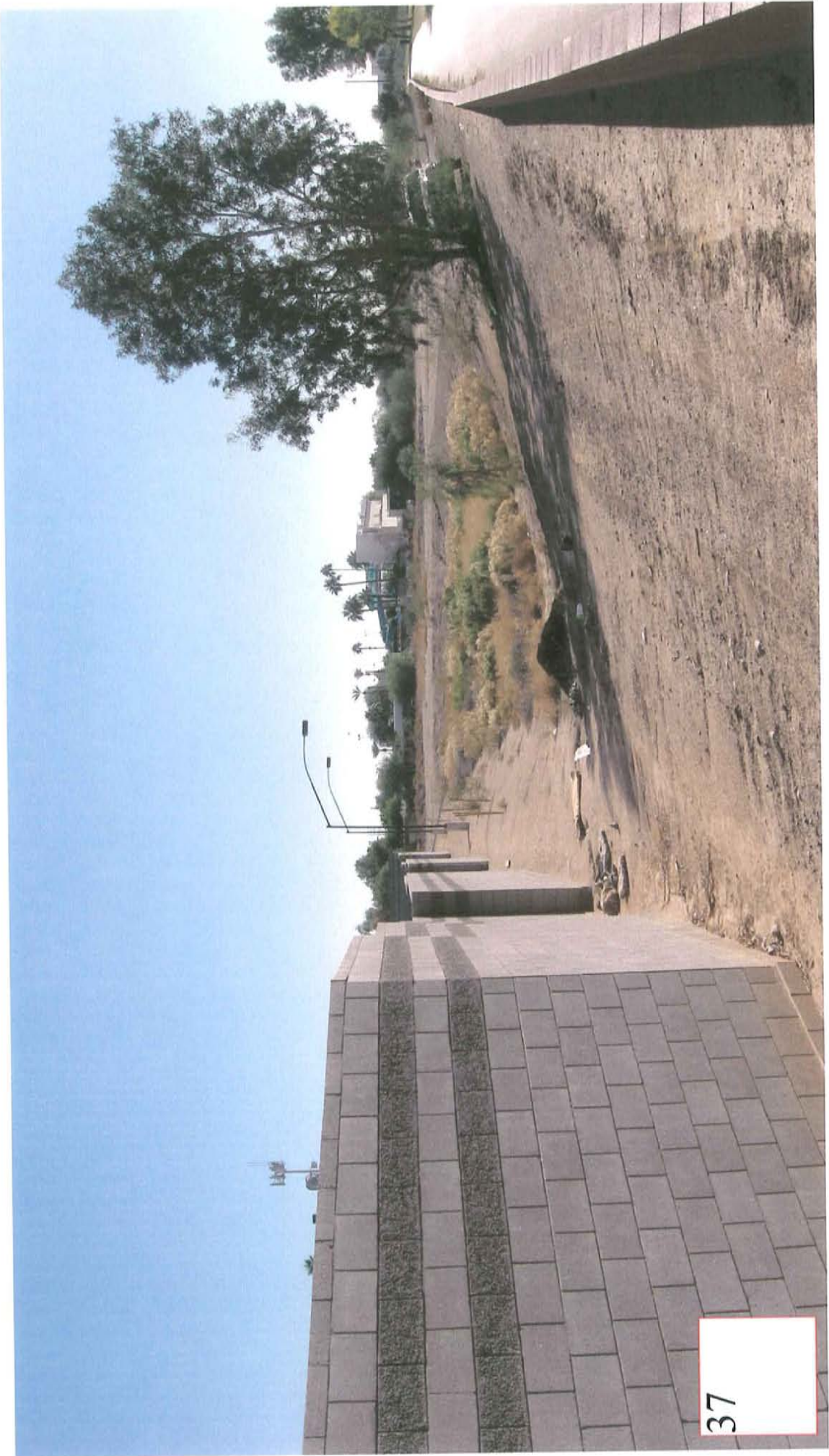
















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